

COMPANY

no. 126

77

MORTGAGE OF REAL PROPERTY.

P.D. 242

C.L.
C.D.
C.I.

THIS INDENTURE, Made this 15 day of September A. D., 1906, between E. J. Hines, a single man of Tulsa, Ind. Ter. and his wife, and James M. Hall of Tulsa, Ind. Ter., witnesseth, that

WHEREAS, the said E. J. Hines is justly indebted to the said James M. Hall in the sum of Two Thousand DOLLARS, (\$2,000.00) which is evidence by certain promissory note of even date herewith, to-wit:

One note due Oct. 1st, 1907, for \$2,000.00; one note due 190 for \$1
One note due 190 for \$1 and one note due 190 for \$1

NOW, THEREFORE, the said E. J. Hines and his wife, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of said note above mentioned, do hereby grant, bargain, sell and convey unto the said James M. Hall heirs and assigns forever, the following described real estate, to-wit:

All of Lot Five (5) and the north 25 feet of Lot Four (4) in Block One Hundred and Twenty (120) in the Town of Tulsa Creek Nation, Ind. Ter.

with all the improvements thereon at the present time, or that hereafter may be placed thereon, together with all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the above granted, bargained, and described premises unto the said James M. Hall

heirs and assigns and unto his own proper use, benefit and behoof forever.

AND WHEREAS, For the further security of said indebtedness, the said party of the first part, covenant and agree with the said party of the second part, to keep the improvements on the said property at all times in a state of good repair and constantly insured for the benefit of the said party of the second part, heirs and assigns in one or more insurance companies satisfactory to the said party of the second part, against fire, lightning or tornadoes. Should the party of the first part make default in the performance of any of these stipulations, the said party of the second part may immediately perform and discharge the same, and all accounts so expended by the said party of the second part, heirs or assigns, in paying said taxes, insurance premiums, liens or special assessments or in protecting said title, or making said repairs, shall become a debt due in addition to the indebtedness aforesaid, and secured in like manner by this mortgage, and shall bear interest from the time of the payment thereof at the rate of eight per cent per annum payable on demand.

And for the consideration aforesaid, and for divers other good and valuable considerations, I,

E. J. Hines do hereby release and quit claim unto the said

James M. Hall heirs and assigns, with my right, claim or possibility of dower in and out of the aforesaid premises

CONDITIONED, However, that if the said E. J. Hines heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said James M. Hall executors, administrators, or assigns, the aforesaid sum of money, with interest thereon, according to the tenor of said note then this instrument shall be void otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF E. J. Hines have hereunto set his hand on this the day and year first above written.

(L. S.)

(L. S.)

UNITED STATES OF AMERICA,
WESTERN DISTRICT,
INDIAN TERRITORY

BE IT REMEMBERED: That on this day came before me, the undersigned, a Notary Public within and for the Western District of Indian Territory aforesaid, duly commissioned and acting E. J. Hines, a single man to me known as the mortgagor in the foregoing instrument, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day voluntarily appeared before me, the said James M. Hall wife of said E. J. Hines to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said deed and signed and sealed the relinquishment of dower and homestead in said mortgage for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such on this 15 day of Sept, 1906

[SEAL] Western Dist. Ind. Ter.

A. E. Binkshaw

Notary Public.

My commission expires Sept 1st, 1908

Filed for record Oct. 13, 1906, at 3:45 o'clock P. m.

Chas. Linton
County Clerk and Ex-officio Recorder