

of the first part, and Commerce Trust Company, a Corporation, of Kansas City, Missouri, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Three Thousand and no/100 dollars, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant bargain, sell, convey and confirm unto said party of the second part, and to its successors and assigns, forever, all of the following described real estate, lying and situated in the County of Tulsa, State of Oklahoma,

The North Half of the Northwest Quarter and the North
Half of the North Half of the South Half of the Northwest
Quarter of Section Twenty Three (23) Township Eighteen
(18) North Range Fourteen (14) East.

of the Indian Meridian containing 100 acres, more or less, according to Government survey.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and all rights of homestead exemption unto the said party of the second part, and to its successors and assigns forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever. PROVIDED ALWAYS. And this instrument is made, executed and delivered upon the following conditions, to wit:

First. Said first parties being justly indebted to said party of the second part in the principal sum of Three Thousand and no/100 dollars (\$3000.00) for money borrowed have executed and delivered to said party of the second part one certain principal promissory note numbered bearing even date herewith for the sum of Three Thousand and no/100 dollars (\$3000.00 payable according to the terms of said note, with interest thereon from date until maturity at the rate of six per cent per annum, payable annually on the First day of January in each year, accordint to interest coupons attached to said note, both principal and interest payable to the order of the said party of the second part at its office in Kansas City Missouri, in lawful money of the United States of America, Said note further provides that if default be made in the payment of any part of said money, either principal or interest when the same becomes due and payable then all of said principal and interest shall, at the option of the legal holder or holders, become due and payable, and both principal and interest are to bear interest at the rate of eight per cent per annum after maturity.

SECOND Said party of the first part agrees to pay all taxes and assessments on said lands and premises when the same are due, and to keep all building and improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof, in the sum of not less than \$0-- against loss by fire and not less than \$-- against loss by windstorm or tornado, the policy or policies to be delivered to said party of the second part and written for the benefit of