

that thereafter Clarissa Richards mortgaged said lands to the Security National Bank of Tulsa, Oklahoma in the total sum of Nine Thousand (\$9,000.00) Dollars, which was afterward merged into a loan from the Title Guarantee Trust Company for Twelve Thousand (\$12,000.00) Dollars, and from the proceeds of which last mentioned loan, party of the first part only received a sufficient sum of money to purchase for himself an automobile; However, Party of the First Part for the considerations named, and other considerations, hereby quit claims unto all the vendees, mortgagees, or others receiving any sort of title from Clarissa Richards, all his rights, title and interest unto any lands she may have conveyed, mortgaged, pledged or contracted by written contracts, and declares that this instrument, and rights, and powers asserted hereunder, shall in no way cloud the title of said Purchasers, or holders, under written instruments from Clarissa Richards, which instruments may relate in any way to the above described lands, excepting John W. Perryman repudiates any and all transactions and writings that Clarissa Richards may have made with the Hickory Coal and Mining Company; said mining company obtained said writings under duress imposed upon Clarissa Richards.

**COMPARED**

In this connection, party of the First Part, John W. Perryman, makes the request of C. P. Chenault, but does not make it a condition of this instrument, that C. P. Chenault pay from time to time money to his mother, Clarissa Richards for the necessities of life to the end that she may have a comfortable home, shelter and roof but this request is not to be construed as a legal obligations on the part of C. P. Chenault or on my part, but is merely a moral obligation, voluntarily assumed by me without consideration.

For the considerations hereinbefore set out and in consideration of C. P. Chenault accepting the obligations herein stated, and accepting this contract and deed and conveyance and other valuable considerations, the receipt of all of which is hereby acknowledged, the Party of the First Part hereby conveys unto C. P. Chenault an undivided interest in and to the first three described tracts of land herein, equal to twenty-five percent of the whole thereof, to have and to hold said undivided interest for the period of twenty-one years, which interest shall not be subject to revocation or extinguishment until and only when said C. P. Chenault shall be paid twenty-five percent of the purchase money received as proceeds from the sale, or other disposition of the land herein described and he does hereby appoint and constitute C. P. Chenault, as Trustee, his Agent or Attorney in Fact, or Trustee to execute and deliver Warranty Deeds, Mortgages or other conveyances or instruments of alienation, to any or all of said lands at such prices or such terms as may seem right or proper to the Party of the Second Part to the end that the party of the First Part may receive the highest earning power or highest proceeds of any sales of any of said lands or parcels of said lands and to do any and all things relating to said lands that party of the First Part might do, and giving and granting to my said Agent or Attorney in Fact, or Trustee aforesaid, full power to do everything whatsoever requisite or necessary to be done in the premises as fully as I could do if personally present and confirming all that the said C. P. Chenault, his successors or assigns, might lawfully do or cause to be done, by virtue of the powers and interest conveyed in this instrument. It is the purpose of this conveyance to vest, and John W. Perryman does hereby vest the fee title to said land, lots and parcels thereof herein described, in and to said C. P. Chenault and to authorize and empower the said C. P. Chenault to mortgage, pledge and convey and encumber any and all of said lands or parcels of said lands, with covenants of warranty binding the Party of the First Part, but such warranty not be binding upon C. P. Chenault further than his interest may appear as Agent or Attorney in Fact, or Trustee, under the terms and conditions of this instrument.

It may be that C. P. Chenault, his heirs and assigns or successors, will survey and plat into town lots parts of the above described land and may advance or borrow money for the