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MORTGAGE WITH POWER OF SALE.

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KNOW ALL MEN BY THESE PRESENTS:

That J. A. Budd and Laura Budd his wife  
for and in consideration of ONE DOLLAR to them in hand paid, and the premises hereinafter set forth do hereby grant, bargain sell and convey unto  
Leanne L. Allen of Highland, Kansas  
Indian Territory, and unto her heirs and assigns, forever, the following property situated in

Le Sueur Nation of the Indian Territory, to-wit  
The South-west Quarter of the North-east quarter  
of Section Fourteen, (14); Township Nineteen (19); North  
Range Fourteen (14) East, containing forty acres more  
or less

To have and to hold the same to the said Leanne L. Allen  
her heirs or assigns, together with all and singular the appurtenances and improvements thereunto belonging; and  
we hereby covenant with the said Leanne L. Allen that we will forever warrant and defend the title to

said property against all lawful claims.

And I, Laura Budd wife of the said J. A. Budd do hereby  
release unto the said Leanne L. Allen  
do hereby release all my right and dower in and to said lands. This sale is on condition that:

Whereas, the said J. A. Budd and Laura Budd his wife are  
justly indebted to the said Leanne L. Allen in the sum of

Five Hundred DOLLARS,  
evidenced by promissory note of even date herewith by which Leanne L. Allen promises to pay to the order of Leanne L. Allen  
with the privilege of paying the full amount in one, two  
three years after date the sum of Five Hundred Dollars (\$500)  
for value received, days after date executed by J. A. Budd and Laura Budd

with at eight per cent interest per annum after maturity

First parties agree to keep the buildings on the above premises constantly insured against loss by fire and tornado in a sum not less than \$1000  
and loss, if any, payable to second party, as interest may appear at the time, and policies delivered to said second party, and to keep all taxes paid.

Now, if said first parties, or anyone for them shall pay said moneys at the time and in the manner aforesaid, then the above conveyance shall be null and void. And  
in case of non-payment of same or any part thereof, or a failure to keep said insurance and tax agreements, then the whole shall be at once due and payable and the said  
grantee or his assignee, agent or attorney in fact, shall have power to sell said property at public sale, to the highest bidder for cash at the front door of the court-house in  
the city of Wichita, Kansas, Indian Territory, public notice of the time and place of said sale having been first given thirty days, by advertising in  
some newspaper published in said city or by six printed or written hand bills posted in six public places in said city as provided by Sections 3049 and 4356, Mansfield's  
Digest of Laws of Arkansas at which sale the said grantee or his assignee, agent or attorney in fact, may bid and purchase as any third person might do.

And we hereby authorize the said grantee or his assigns to convey said property to anyone purchasing at said sale; and the recitals of his deed of  
conveyance shall be taken as prima facie true. And the proceeds of said sale shall be applied, first to all costs and expenses attending said sale; second, to the payment  
of said debt and interest, and the remainder, if any, shall be paid to said grantor. The homestead appraisal and right of redemption allowed by law are hereby  
expressly waived

WITNESS our hand and seal this 17th day of April A. D., 1907

(Seal) J. A. Budd (Seal)  
(Seal) Laura Budd (Seal)

Acknowledgment.

UNITED STATES OF AMERICA, }  
INDIAN TERRITORY, }  
Western DISTRICT. }

BE IT REMEMBERED: That on this day came before me, the undersigned, a Notary Public, within and for the Western District of the Indian  
Territory aforesaid, duly commissioned and acting as such J. A. Budd and Laura Budd his wife, to me personally well  
known as the grantor in and within the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

And I further certify that on the same day also voluntarily appeared before me, the said Laura Budd  
wife of said J. A. Budd to me well known, and in the absence of her said husband, declared that she had,  
of her own free will, signed and sealed the relinquishment of dower therein expressed for the consideration and purposes herein mentioned and set forth, without com-  
pulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 17th day of April 1907

[SEAL] Western Dist. C. J. W. B. Richter Notary Public.

My commission expires March 15 1908

Filed for record Apr. 18 1907, at 5 o'clock P. M.

C. L. Horton  
Deputy U. S. Clerk & Ex. Officer Rec.