

Indian Territory Real Estate Mortgage

20823

Know all Men by These Presents, That Francis M. Himes, and
Mercy R. Himes, his wife of Indes I.
 hereinafter referred to as party of the second part, in consideration of the sum of
Ninety DOLLARS, in hand paid by The Inter-State Mortgage Trust
Company, hereinafter referred to as the party of the second part, the receipt whereof is hereby acknowledged, first party has granted, bargained, sold
 and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said The Inter-State Mortgage Trust Company, its suc-
 cessors and assigns, the following described premises situated in Western District Creek Nation, Indian
 Territory, to-wit:

The North seventy-five (75) feet of Lot No. Three (3) in Block No.
One Hundred Forty Eight (148) in the Town of Indes

according to the official plat and survey thereof approved by the Secretary of the Interior of the United States.

TO HAVE AND TO HOLD, The premises above described, with the appurtenances thereunto belonging, to the said The Inter-State
Mortgage Trust Company, its successors and assigns forever. And the said party of the first part covenants with the said party of the second part
 that he lawfully seized in fee of said premises.

that they are free from all incumbrances, that he has good right to sell and convey the same, and that he will, and his heirs, executors,
 administrators and assigns, shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And said Mercy R. Himes wife of said Francis M. Himes
 for and in consideration of said sum of money, does hereby release and quit claim, transfer and relinquish unto said party of the second part, its suc-
 cessors and assigns, all her right, claim and possibility of dower and homestead in or to said real estate forever.

The foregoing conveyance is on condition that whereas said party of the first part is justly indebted to said party of the second part in the sum of
Ninety DOLLARS, for money loaned to the
 party of the first part by the party of the second part, evidenced by two promissory notes of even date herewith, with interest thereon from
maturity at the rate of Eight per cent per annum.

Now, if said party of the first part shall pay or cause to be paid said note and the interest thereon according to the tenor and effect thereof, and
 do and perform each and every covenant and agreement herein contained, then this instrument shall be null and void, otherwise to be a lien in full force
 and effect.

It is expressly stipulated and agreed that said party of the first part shall keep all taxes and assessments fully paid as required by law, and shall
 keep the buildings on said premises insured against loss or damage by fire and tornado, in the sum of \$ 700 with loss payable to said
 party of the second part. And in case of the failure or neglect of said party of the first part so to do, said party of the second part may pay such taxes
 and assessments and effect such insurance, and shall be entitled to interest on the same at the rate of eight per cent per annum, and this mortgage shall
 stand as security for the amount so paid with such interest.

The said first party agrees that if the maker of the note shall fail to pay any of said money, either principal or interest when the same becomes
 due and payable, or to conform to or comply with any of the foregoing covenants, the whole sum of money herein secured, may at the option of the holder
 of the note hereby secured and at his option only and without notice, be declared due and payable and may be foreclosed by the holder hereof as provided
 for by law, or the party of the second part or the legal holder hereof, or his assigns, agent, or attorney, shall have the power to sell such property or
 any part thereof at public sale to highest bidder for cash at Indes in the Indian Territory, public notice of the time and
 place and terms of sale having first been given for thirty days by advertising in some newspaper published in or of general circulation in said town or
 territory, or by printed or written hand bills posted up in ten public places in the vicinity of said land, at which sale said party of the second part or its
 assignee, agent, or attorney in fact, may bid and purchase as any third person might do. And said party of the first part hereby authorizes and empow-
 ers said party of the second part or its successors or assigns, to convey said property to any purchaser at said sale and the recitals of the deed of convey-
 ance shall be taken as prima facie, true, and the proceeds of said sale shall be applied first to the payment of 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 party of the first part.

Said first party for and in consideration of the money loaned as aforesaid, hereby waives and relinquishes all rights of redemption, appraisement
 and homestead allowed by law.

IN TESTIMONY WHEREOF, Said party of the first part has hereunto set their hand & this 12 day of
December 1906

WITNESSES

O. D. Coggeshall

Francis M. Himes [SEAL]

Mercy R. Himes [SEAL]

[SEAL]

[SEAL]

ACKNOWLEDGMENT

UNITED STATES OF AMERICA, Indian Territory, Western District, s. s.

On this 15 day of December 1906, before me, O. D. Coggeshall
 a Notary Public within and for the Western District in the Indian Territory, appeared in person,
Francis M. Himes to me personally well known as the person whose name appears upon the within and foregoing Mortgage
 Deed as one of the parties grantor, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do
 hereby so certify.

And I further certify that on this day voluntarily appeared before me Mercy R. Himes wife to the said
Francis M. Himes to me well known to be the person whose name appears upon the within and foregoing Mortgage Deed,
 in the absence of her said husband, declared that she had of her own free will signed the relinquishment of dower therein expressed, for the purposes
 therein contained and set forth, without compulsion or undue influence of her said husband.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, as such Notary Public in the
Western District of the Indian Territory, on the 15 day of December 1906

(SEAL) Western District, Indian Territory O. D. Coggeshall Notary Public
 My commission expires May 13, 1907

TO BE USED WHEN TITLE IS IN WIFE

UNITED STATES OF AMERICA, Indian Territory, Western District, s. s.

On this day of 190 before me,
 within and for the District in the Indian Territory, appeared in person,
 to me personally well known as the person whose name appears upon the within and foregoing Mortgage Deed as
 one of the parties grantor, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby
 so certify.

And I further certify that on this day voluntarily appeared before me
 wife to the said to me well known to be the person whose name appears upon the within and
 foregoing Mortgage Deed, and in the absence of her said husband, declared that she had of her own free will executed the same for the consideration and
 purposes therein contained and set forth, without compulsion or undue influence of her said husband.

IN TESTIMONY WHEREOF, I have hereunto set my hand, as such in the
 District of the Indian Territory, on the day of 190

(SEAL) Notary Public.
 My commission expires

O. S. Lorton
 Deputy Clerk and Ex-Officio Recorder.

Filed for record Dec 15 1906 at 11:35 o'clock A. M.