

F.D.
P.L.
C.L.
C.D.

Know all Men by these Presents, THAT:

Edward J. Hines

of Tulsa, Indian Territory,

for and in consideration of the sum of
DOLLARS,

Two Hundred and 00/100 (\$200.00)
to me in hand paid by J. W. Turley
the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said J. W. Turley
and unto his heirs and assigns, the following described real estate situated in
the Cherokee Nation, Western District, Indian Territory, to-wit: -
Lots Fifteen (15) and sixteen (16) in Block Two (2) in Turley's Addition to the City of Tulsa, Indian
Territory, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME unto the said J. W. Turley and unto his heirs
and assigns forever, with all the privileges and appurtenances thereto belonging.

And I, the said Edward J. Hines
myself and my heirs, executors, administrators and assigns, covenant with the said J. W. Turley
his heirs and assigns, that I shall lawfully seized in fee of the aforesaid premises; that they are free from all incumbrances; that I have good
right to sell and convey the same to the said J. W. Turley as aforesaid; and that I
will and my heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said Edward J. Hines, wife of the said
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said
and his heirs and assigns, all my right or possibility of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said Edward J. Hines
is justly indebted to the said J. W. Turley in the sum of
Two Hundred and 00/100 (\$200.00) DOLLARS, for borrowed money, evidenced by
one promissory note of even date herewith for \$200.00 at 5% per annum, and due one year after date.

Now, if the said Edward J. Hines shall pay or cause said note to be paid,
with interest, according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said Edward J. Hines
shall at all times keep all taxes 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 not less
than \$10,000; loss, if any, payable to the said as his interest may appear.

And it is further hereby agreed, that in case the said Edward J. Hines shall make default in
payment of taxes or of keeping said building insured as aforesaid, then the said J. W. Turley
or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at 8 per cent. per annum
from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisalment
or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1879, and March 17, 1883, respectively.

And if default be made in payment of the sums hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantor, or
his assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in the City of Tulsa, Indian Territory
public notice of the time and place of said sale having first been given 10 days, by advertising
in some newspaper published in said City or by printed or written handbills posted up in
public places in said city; at which sale the said grantor or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantor or assignee to
convey said property to any one purchasing at the 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 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 grantors.

Witness our hands on this 21st day of January, A. D. 1902.

Edward J. Hines

Seal

Seal

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA,

Indian Territory, Western District
the undersigned

On this 21st day of January, A. D. 1902, before

a Notary Public within and for the above District and Ter.

duly commissioned and acting, appeared in person Edward J. Hines

to me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the party grantor, and stated to me that he
had executed the same for the consideration and purposes therein mentioned and set forth as his free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me the grantor herein, to me well and personally known as the person who
wife of the said Edward J. Hines, and in making this conveyance, and in the absence of her said husband stated
joined the said Edward J. Hines, and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of dower and homestead therein expressed
for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.

In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of Tulsa, Western District, Ind. Ter.
the day and year last above written.

(SEAL) My commission expires August 30th, A. D. 1905.

Western District and Ter.

H. W. Randolph

Notary Public.

Filed for record Jan. 25, 1902, at 5:00 o'clock P. M.

W. L. Linton
Deputy Clerk and Ex-Officio Recorder.