

P. B. M. A.
P. C. M. A.
P. L. M. A.
P. S. M. A.
P. T. M. A.
P. U. M. A.

Know all Men by these Presents, THAT I, John S. Frenchand Annie L. French

his wife, of

in

for and in consideration of the sum of

DOLLARS,

to us in hand paid byEight Hundred Forty
Harritt W. Morris

of

Harritt W. Morristhe receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said Harritt W. Morris

and unto his heirs and assigns, the following described real estate situated in

1/2 of Lot One and South 1/2 of Lot Two in Block
Seven in the Town of Dulca Ind by according to the official survey
and plat.

TO HAVE AND TO HOLD THE SAME unto the said Harritt W. Morris

and unto his heirs

and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said John S. French & Annie L. French

for

ourselves and our heirs, executors, administrators and assigns, covenant with the said Harritt W. Morris

that they are free from all incumbrances; that they have good

right to sell and convey the same to the said Harritt W. Morrisas aforesaid; and that wewill and our heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatsoever.And we the said John S. French wife of the said Annie L. French

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 John S. French and Annie L. Frenchare justly indebted to the said Harritt W. Morris in the sum ofEight hundred and forty

DOLLARS, for borrowed money, evidenced by

One note, even date for \$840.00Now, if the said John S. French and Annie L. French 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 John S. French and Annie L. French 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 \$ 840.00; loss, if any, payable to the said Harritt W. Morris as his interest may appear.And it is further hereby agreed, that in case the said John S. French and Annie L. French shall make default in payment of taxes or of keeping said building insured as aforesaid, then the said Harritt W. Morrisor 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 appraisal 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 grantee, or

her assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in handpublic notice of the time and place of said sale having first been given 30 days, by advertisingin some newspaper published in said Town or by printed or written handbills posted up in 5 public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee 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 13 day of July A. D. 1907.

John S. French Seal
Annie L. French Seal

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss. Western DistrictDulca Ind.On this 13 day of July A. D. 1907, beforeNotary PublicA. D. 1907, beforeduly commissioned and acting, appeared in person John S. French and Annie L. Frenchto me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the parties grantor, and stated to me that they had executed the same for the consideration and purposes therein mentioned and set forth as their free voluntary act and deed, and I do hereby so certify.And I further certify that on the same day voluntarily appeared before me Annie L. Frenchwife of the said John S. French the grantor herein, to me well and personally known as the person who joined the said John S. French in making this conveyance, and in the absence of her said husband stated 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 Dulca Ind. the day and year last above written.(SEAL) My commission expires 12/15 A. D. 1907. Wm. Derry Notary Public.Filed for record July 13 1907, at 4 o'clock P. M.

Olis Lorton
Deputy Clerk and Ex-Officio Recorder.