

Know all Men by these Presents, THAT We, John J. Blair, his wife, Julia, in and consideration of the sum of Six Hundred (\$600) DOLLARS, to us in hand paid by Sallie W. Gray, of Missouri, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said Sallie W. Gray and unto her heirs and assigns, the following described real estate situated in the town of Tulsa, Creek Nation, Western District, Indian Territory, to-wit: All of Lots eighteen (18), nineteen (19), and twenty (20), Block section (12), according to the plat of the Lynch and Torgy the addition to the afore said town;

TO HAVE AND TO HOLD THE SAME unto the said Sallie W. Gray and unto her heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said John J. Blair and Celia Blair his wife, for ourselves and our heirs, executors, administrators and assigns, covenant with the said Sallie W. Gray, her heirs and assigns, that we are lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances; that we have good right to sell and convey the same to the said Sallie W. Gray as aforesaid; and that we will and our 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 Celia Blair, wife of the said John J. Blair, for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said Sallie W. Gray and her 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 J. Blair and Celia Blair his wife are justly indebted to the said Sallie W. Gray in the sum of Six hundred (\$600) DOLLARS, for borrowed money, evidenced by one certain promissory note of even date herewith, due one year after date and bearing eight per cent interest from date

Now, if the said John J. Blair and Celia Blair his wife 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 J. Blair and Celia Blair his wife 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 \$5,000; loss, if any, payable to the said Sallie W. Gray as his interest may appear.

And it is further hereby agreed, that in case the said John J. Blair and Celia Blair his wife shall make default in payment of taxes or of keeping said building insured as aforesaid, then the said Sallie W. Gray or her legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at 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, 1878, 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 Tulsa, Ind. Tex. at the court house door public notice of the time and place of said sale having first been given 30 days, by advertising in some newspaper published in said town or by printed or written handbills posted up in 6 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 15 day of November A. D. 1906.

John J. Blair
Celia Blair

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

Western District, Indian Territory

On this 15 day of November A. D. 1906, before

a Notary Public within and for the above Western District

duly commissioned and acting, appeared in person John J. Blair

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

And I further certify that on the same day voluntarily appeared before me Celia Blair wife of the said John J. Blair, the grantor herein, to me well and personally known as the person who joined the said John J. Blair 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 Tulsa the day and year last above written.

(SEAL) My commission expires September 9th A. D. 1908 B. K. Pettus Notary Public.

Filed for record Nov. 15 1906, at 2:30 o'clock P. M.

Chas. Lott
Deputy Clerk and Ex-Officio Recorder.