

Known all Men by these Presents, THAT J. G. McEann of the County of V. Reeder and Charles S. Reeder
his wife, of Tulsa, Oklahoma
Parties of the first part.
for and in consideration of the sum of Six thousand DOLLARS,
to them in hand paid by J. G. McEann Party of the second part
the receipt ^{of which} ~~whereof~~ is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said second Party
~~and unto his heirs and assigns~~, the following described real estate situated in
the City and County of Tulsa State of Oklahoma to wit:
Part of lot seven (7) in Block eight, eight (88) in the City of Tulsa Oklahoma
according to the official plat thereof and more particularly described as follows:
Beginning at the Southwesterly corner of said lot seven (7) in Block 88
thence in a northerly direction along the Easterly line of South
Boston Avenue a distance of fifty feet, thence in an Easterly direction
parallel with the northerly line of East Second Street a distance of one
hundred fifteen feet thence in a southerly direction and parallel
with the westerly line of said Lot Seven (7) a distance of fifty
feet, thence in a Westerly direction parallel with the northerly
line of East Second Street a distance of one hundred fifteen feet
to the place of beginning.
Subject to prior mortgage to Union Trust Company securing note
of \$11,000.

TO HAVE AND TO HOLD THE SAME unto the said second Party and assigns forever, with all the privileges and appurtenances thereto belonging in anywise appertaining. And we, the said and the said first parties for the said and their heirs, executors, administrators and assigns, covenant with the said second Party his heirs and assigns, that they are lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances; that They have good right to sell and convey the same to the said second Party as aforesaid; and that they will and their 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 ~~_____~~ wife of the said ~~_____~~
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and ~~_____~~ unto the said ~~_____~~
~~_____~~ and his heirs and assigns, all my right or poeignty of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said first parties are
 is justly indebted to the said second party, in the sum of
Six thousand DOLLARS, for borrowed money, evidenced by
one promissory note of even date herewith, with interest thereon from date at the rate
of 5 per cent per annum, payable semi annually in advance both principal and interest payable at the
of the Central National Bank, New Orleans.
 Now, if the said first parties do not make payment therein in whole or in part at the 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. Said promissory

And It is hereby further stipulated that during the continuance of this instrument in force, the said first parties 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 \$ 6000 ; loss, if any, payable to the said J. B. Mc Gannon as his interest may appear.

And it is further hereby agreed, that in case the said first parties shall make default in ^{their} on said property when due payment of taxes or of keeping said buildings insured as aforesaid, then the said second party, his heirs or assigns or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at eight 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 he hereby waives all rights of appraisement or redemption to which he was entitled under the Act of the Legislature, approved March 17, 1920, and March 17, 1923, respectively.

and if default be made in, most of the same being secured at maturity, or when the same or either of them becomes due and payable, then the said grantee, or his assign agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, is at the front door of the U.S. Post Office in Tulsa, Oklahoma at the same time public notice of the time and place of said sale having first been given thirty days, by advertising in some newspaper published in said Tulsa Okla or by printed or written handbills posted up in public places in said Tulsa Okla 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 receipt 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 6th day of March A. D. 1908

Witnesses

Jessica V. Reeder
Charles S. Reeder

~~ACKNOWLEDGMENT~~

~~UNITED STATES OF AMERICA,~~
State of Oklahoma } ss.
- 18 -

State of Oklahoma } ss. On this 7th day of March A. D. 1905, before me
County of Tulsa } W. C. Bueh a Notary Public within and for the above State and County aforesaid
city commissioned and acting, appeared in person Jessica V. Reeder and Charles E. Reeder her husband

to me personally well known as the person to whose name he appear..... upon the within and foregoing deed of conveyance as the party grantee and stated to me that he had executed the same for the consideration and purposes therein mentioned and set forth as above and that the same had been voluntarily set and made, and I do hereby so certify.

~~And I further certify that on the same day voluntarily appeared before me~~

the grantee herein, to me well and personally known as the person who joined the said _____, 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 in the state and County as aforesaid on the day and year last above written. the 7th day of March: A.D. 1901.

(SEAL) My commission expires July 31, 1911 190

W. O. Dick Notary Public

Filed for record Mar. 7 1908 at 2 o'clock P.M.

H. C. Walkey
Deputy Clerk and Ex-Officio Recorder

(Seal)