

Know all Men by these Presents,

"Know all Men by these Presents, THAT Martha J. Hanner of Tulsa Oklahoma
 Party of the first part, his wife, of 8 in

for and in consideration of the sum of

for and in consideration of the sum of Eight Hundred DOLLARS,
to her in hand paid by E. F. Cannon party of the second part
the receipt 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, Oklahoma to wit:

all of Lot 18 (6) and a strip of ground three feet wide of the entire length of South side of Lot 18 (7) also Block 2944 in the City of Tulsa and formerly Indian Territory now State of Oklahoma according to the official plat and survey thereof.

TO HAVE AND TO HOLD THE SAME unto the said second party and assigns forever, with all the privileges and appurtenances thereto belonging. or in anywise appertaining. and unto his heirs

And we, the said first party herself and her heirs, executors, administrators and assigns, covenant with the said second party her heirs and assigns, that she is lawfully seized in fee of the aforegranted premises; that she is free from all incumbrances; that she has some good right to sell and convey the same to the said second party her as aforesaid; and that she will and her 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 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 First Party
is justly indebted to the said second party Eight Hundred in the sum of
Eight Hundred DOLLARS, for borrowed money, evidenced by
promissory note given date here with with interest thereon from maturity at the rate
10 per cent per annum payable annually, both principal & interest payable at the office of the Central National Bank of
and now, if the said First Party 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 first party 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 \$ 800.00; loss, if any, payable to the said E. B. Lawman as his interest may appear.

And it is further hereby agreed, that in case the said first Party shall make default in payment of taxes or of keeping said building 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. Said first party hereby waives all right of redemption, sale or redemption of said homestead, the mortgage on the property herein described being a first mortgage.

assignment or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in the North door of the U.S. Post Office in Tulsa, Oklahoma as the same may be public notice of the time and place of said sale having first been given three days, by advertising in some newspaper published in said Tulsa, Okla or by printed or written handbills posted up in five 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 receipts 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 grantor.

Witness our hands on this 17 day of 11/1908 A. D. 1908
 Witnesses:
 T. Flannor
 Naomi Flannor

Martha J. Flannor

~~ACKNOWLEDGMENT.~~

~~UNITED STATES OF AMERICA,~~
State of Oklahoma } ss.
County of Tulsa
On this 20th day of March A. D. 1908, before me,
J. C. Roe a Notary Public within and for the above State and County, appeared
John W. [illegible] & others, who acknowledged the foregoing instrument as their act and deed.

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 S. he.....
had executed the same for the consideration and purposes therein mentioned and set forth as her free ~~voluntary~~ act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me
wife of the said _____, _____
joined the said _____
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.

the grantor herein, to me well and personally known as the person who
is making this conveyance, and in the absence of her said husband stated

In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of in the County of Tulsa, Oklahoma as aforesaid
the day and year last above written, on the 20th day of March A.D. 1908.
(SEAL) My commission expires July 7th 1911
B. C. Rose

Filed for record *Mar. 8/* 190*8*, at *10* o'clock *a*. M. *H. C. Walkey.*
(Seal) Deputy Clerk and Ex. Office Recorder.

Filed for record Mar. 21 1908, at 10 o'clock A M.