

P. D. M.  
P. L.  
C. L.  
C. D.  
C. I.

Know all Men by these Presents, THAT: C. C. Sigler and L. Drey Sigler his wife, of Tulsa in Oklahoma for and in consideration of the sum of Three hundred DOLLARS, to us in hand paid by Bank of Commerce of Tulsa, Ind. Ter. the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said Bank of Commerce, Tulsa, Ind. Ter. and unto his heirs and assigns, the following described real estate situated in Grandview Addition to Tulsa, Ind. Ter. All of Lot number two (2) in block number six (6) of Grandview addition to Tulsa Ind. Ter. With all the improvements thereon.

TO HAVE AND TO HOLD THE SAME unto the said Bank of Commerce and unto his heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said C. C. Sigler & wife L. Drey Sigler for ourselves and our heirs, executors, administrators and assigns, covenant with the said Bank of Commerce his heirs and assigns, that we lawfully seized in fee of the aforementioned premises; that they are free from all incumbrances; that we have good right to sell and convey the same to the said Bank of Commerce 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 L. Drey Sigler wife of the said C. C. Sigler for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said Bank of Commerce 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 C. C. Sigler & L. Drey Sigler his wife are justly indebted to the said Bank of Commerce, Tulsa, Ind. Ter. in the sum of Three hundred DOLLARS, for borrowed money, evidenced by

a note of \$300 due June 11-1907 int 8% after maturity

Now, if the said C. C. Sigler or L. Drey Sigler 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 C. C. Sigler & L. Drey Sigler 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 \$100.00; loss, if any, payable to the said Bank of Commerce as his interest may appear.

And it is further hereby agreed, that in case the said C. C. Sigler or wife L. Drey Sigler shall make default in payment of taxes or of keeping said building insured as aforesaid, then the said Bank of Commerce 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, 1870, 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. Ter. public notice of the time and place of said sale having first been given 30 days, by advertising in some newspaper published in said Western District 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 11th day of Dec. A. D. 1906.

C. C. Sigler

L. Drey Sigler

Seal

Seal

#### ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

Western District

Samuel P. McRiney

duly commissioned and acting, appeared in person

On this 11th day of Dec. A. D. 1906, before

a Notary Public within and for the above District

to me personally well known as the person whose name appear upon the within and foregoing deed of conveyance as the part grantor, and stated to me that he had executed the same for the consideration and purpose 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 L. Drey Sigler the grantor herein, to me well and personally known as the person who wife of the said C. C. Sigler 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, Ind. Ter. the day and year last above written.

(SEAL)

My commission expires June 11,

A. D. 1907

Samuel P. McRiney

Notary Public.

Filed for record Dec. 11, 1906, at 2:30 o'clock P. M.

Wm. Lorton

Deputy Clerk and Ex-Officio Recorder.