

Know all Men by these Presents, THAT I, J. W. Lee wife Katie G. Lee Harry J. Stroop single man & Anna Carpenter single woman
all hereafter known as parties of the first part
Western District of Indian Territory
for and in consideration of the sum of Three thousand DOLLARS,
to us in hand paid by Bank of Commerce of Indian Territory hereafter known as 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 Bank of Commerce
(second party) and unto his heirs and assigns, the following described real estate situated in
Indian Territory.

All of the West 65 feet of lot Number 4 and the North 70 feet fronting on Denver Avenue by 65 feet deep
of lot 5 all in block 69 in the town of Tulsa Western District, Indian Territory together with all the improvements thereon
that may hereafter be placed thereon.

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

And we, the said J. W. Lee wife Katie G. Lee Harry J. Stroop (single) & Anna Carpenter (single)
ourselves and our heirs, executors, administrators and assigns, covenant with the said Bank of Commerce Indian Territory for
his heirs and assigns, that we are lawfully seized in fee of the aforesaid 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 Katie G. Lee wife of the said J. W. Lee
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 Indian Territory
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 J. W. Lee wife Katie G. Lee Harry J. Stroop single man & Anna Carpenter single woman
is justly indebted to the said Bank of Commerce in the sum of
Three thousand DOLLARS, for borrowed money, evidenced by
a note for three thousand dollars dated Dec. 14, 1906 due Feb. 14, 1908 interest 8% after maturity.

Now, if the said J. W. Lee wife Katie G. Lee Harry J. Stroop single man & Anna Carpenter 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 J. W. Lee wife Katie G. Lee Harry J. Stroop single man & Anna Carpenter
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 \$2,500; 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 J. W. Lee wife Katie G. Lee Harry J. Stroop single man & Anna Carpenter shall make default in
payment of taxes or of keeping said building insured as aforesaid, then the said Bank of Commerce Indian Territory
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, 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
his assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in Indian Territory

public notice of the time and place of said sale having first been given 30 days, by advertising
in some newspaper published in said 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 14th day of Dec. A. D. 1906

J. W. Lee, Katie G. Lee
Harry J. Stroop
Anna Carpenter

Seal

Seal

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

Western District

On this 14th day of Dec A. D. 1906, before

Saml. P. McQuinn a Notary Public within and for the above district
duly commissioned and acting, appeared in person J. W. Lee Harry J. Stroop & Anna Carpenter

to 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 Katie G. Lee
wife of the said J. W. Lee the grantor herein, to me well and personally known as the person who
joined the said J. W. Lee her husband 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. 1910 Saml. P. McQuinn Notary Public.

Filed for record Dec. 14, 1906, at 4:30 o'clock P. M.

Chas. L. Linton
Deputy Clerk and Ex-Officio Recorder.