

MORTGAGE STANDARD FORM. Gazette Co., Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this 14th day of January in the year of our Lord one thousand nine hundred and ten, between Ephraim Monroe Bowers, and Lela Bowers, his wife, of Mayes and State of Oklahoma, of the first part, and Mrs. A. S. Fales of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty four hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said party of the second part her heirs and assigns, forever, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, described as follows, to-wit:

The South East quarter of Section Seventeen (17) in Township fifteen (15) of Range Nineteen (19) containing One hundred sixty acres, more or less.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said First parties do hereby covenant and agree that at the delivery hereof they and the lawful owners of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty four hundred according to the terms of a certain coupon bond this day executed

and delivered by the said parties of the first part to the said party of the second part due January 1st 1915 with 10 coupons attached there to payable semi annually on the first day of February and August each year with interest on said bond and coupons at the same time become due at 10 per centum provided however \$100.00 in any coupon interest may be paid at any time without interest after one year upon giving 30 days notice to the said National Bank of Oklahoma and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part, her executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said Ephraim Monroe Bowers heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of

Ephraim Monroe Bowers [SEAL]

Lela Bowers [SEAL]

[SEAL]

STATE OF Oklahoma, ss.

County of Mayes }

BE IT REMEMBERED, That on this 15 day of January A. D. 1910, before me, L. S. a Notary Public in and for said County and State, came

Ephraim Monroe Bowers and Lela Bowers his wife to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires on the 3rd day of October, 1912

R. W. Thomas Notary Public.

Filed for Record the 29th day of January A. D. 1910, at 9¹² o'clock A. M.

Floyd L. Lawrence Register of Deeds.
Deputy.

The following is a true and correct copy of the original instrument as recorded in the office of the Register of Deeds, County of Mayes, State of Oklahoma, on the 15th day of January, 1910. Mrs. A. S. Fales

Recorded Jan 16 1910
Floyd L. Lawrence
Register of Deeds
County of Mayes, Oklahoma