

P. D. 1792
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This Mortgage,

Made on this the 24th day of November 1906, by and between Augustus Hicks and Maggie Hicks Husband and Wife of Indian Territory, parties of the first part and M. C. Sumkel party of the second part, WITNESSETH: That for the consideration of the sum of Two Hundred and fifty Dollars, cash in hand paid by the said party of the second part to the said party of the first part, the receipt of which is hereby acknowledged, the said party of the first part have Granted, Bargained and Sold and do hereby Grant, Bargain, Sell and Convey unto the said party of the second part, heirs and assigns, the following tract of real estate situated in Indian Territory, to-wit:

The North half of fifty (50) feet of Lot six (6) in Block Forty four (44) in the town of Tulsa described as follows: Beginning at the North West corner of said Lot six (6); thence in a South easterly direction along line of Detroit Street fifty (50) feet; thence at right angles and parallel with north line of said Lot six (6), one hundred and forty (140) feet to a point on easterly line of said Lot fifty (50) feet South easterly of the North easterly corner of said lot; thence North Westerly to said North easterly corner of said lot; thence South Westerly along line of "B" Street one hundred and forty (140) feet to the place of beginning.

According to the official plat and survey thereof approved by the Secretary of the Interior of the United States. TO HAVE AND TO HOLD the same unto the said party of the second part, heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

And the said party of the first part for themselves and heirs heirs, executors, administrators and assigns covenant with the said party of the second part that at the delivery hereof they are lawfully seized and possessed of an absolute and indefeasible estate of inheritance in fee simple in and to said Real Estate; that the same is free and clear of all incumbrances whatsoever.

and that they have a good right to sell and convey the same to the said party of the second part and that they will and their heirs, executors and administrators shall forever warrant and defend the title to said Real Estate unto the said party of the second part, heirs and assigns against all lawful claims and demands whatsoever.

And the said Maggie Hicks wife of the said August Hicks for said consideration does hereby release, relinquish and quit-claim, transfer and convey unto the said party of the second part her heirs and assigns all her right, claim or possibility of Dower and Homestead in or to said Real Estate forever.

THE FOREGOING CONVEYANCE IS ON CONDITION: That, Whereas the said party of the first part justly indebted to the said party of the second part in the sum of Two Hundred and fifty Dollars for borrowed money evidenced by seven certain promissory notes of even date herewith, drawing interest at the rate of six per cent. per annum until paid; payable semi-annually on the first day of May and November

Now, if the said party of the first part shall pay or cause to be paid said notes and the interest thereon according to the tenor and effect thereof, and do and perform all and every other covenant and agreement herein, then this instrument shall be null and void, otherwise to remain in full force and effect.

AND IT IS FURTHER AGREED by the said first part herein that during the continuance in force of this instrument, the said first part agree to pay all taxes, charges or assessments, general or special, that may be levied upon said real estate by the authority of the town, village or city in which said real estate is situated, or any part thereof when the same shall become by law due and payable, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or their legal representatives and assigns; to pay all taxes levied upon said mortgage; and the said mortgagee shall not be entitled to any offset against the sums hereby secured for taxes so paid (and that they will exhibit once a year, on demand, receipts of the proper persons to said party of the second part, its successors or assigns, showing payment thereof, until the indebtedness hereby secured shall be fully paid). The said first part agree to constantly keep the said premises free from mechanic liens and all other liens, and to preserve and maintain the security hereunder against any adverse, superior or interfering claim or interest.

The said first part agree to keep all buildings, fences, sidewalks and other improvements on said real estate in as good repair and condition as the same are in at this date, and that they will permit no waste, and especially no cutting of shrubbery, fruit or shade trees; and the commission of waste shall, at the option of the mortgagee, render this mortgage due and payable. Said first part agree further agree that they will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or cause undue deterioration or unfitness of said premises for general business or residence purposes; that they will permit no unnecessary accumulation of combustible material upon said premises; that they will constantly keep in proper order all pipes, connections, fixtures and attachments of every kind relating to the plumbing for and use of Natural or manufactured gas, or both, water supply and sewerage, furnaces, steam pipes and boilers, so as to prevent damage or undue risk to the property thereby, and that they will keep all electric light wires and connections in safe condition and properly insulated; the party of the second part reserving for himself and heirs representatives the right to enter upon and inspect the premises at any reasonable hours and as often as he or they may desire.

And the said first part agree to at once insure the buildings upon said premises against loss by fire and lightning in the amount of \$800.00 Dollars, and in an equal amount against tornadoes, in insurance companies approved by said second part for for less than a three year term and to at once deliver the insurance policies, properly assigned or pledged to said second part as collateral and additional security for the payment of said promissory note and the interest to accrue thereon, as well as for the payment of all such sums of money as may have been advanced and paid, as herein provided, by said part of of the second part; and that in the event of the failure, neglect or refusal of said first part to to so insure the buildings, or to reinsure the same, and deliver the policies properly assigned or pledged to the said M. C. Sumkel, before noon of the day on which any of such policies shall expire, then said second part may hereby authorized and empowered by these presents, to insure or reinsure said buildings for said amount; and the said M. C. Sumkel may sign all papers and applications necessary to obtain such insurance, in the name, place and stead of the said first part and and it is further agreed that in the event of loss under such policy or policies, the said second party shall have, and he hereby specifically given, full power to demand, receive, collect and settle the same, and for that purpose may, in the name, place and stead of the said first part and and as agent and attorney in fact, sign and endorse all vouchers, receipts and drafts that shall be necessary to procure the money hereunder; and to apply the amount so collected toward the payment of the indebtedness hereby secured, and to assign any and all policies of insurance to subsequent owners; and if any of said agreements be not performed as aforesaid, then said party of the second part or heirs assigns, may effect such insurance as hereinbefore agreed, paying the cost thereof; and may also pay the final judgment for statutory lien claims, including all costs; and for the repayment of all money so paid, with interest thereon from the time of payment at the rate of six per cent. per annum, payable semi-annually, these presents shall be as security, in like manner and with like effect as for the payment of said note and interest coupons. It is hereby further stipulated and agreed that every insurance policy issued on the premises covered by this mortgage during the existence of said mortgage, shall be assigned as collateral security to the party of the second part, or assigns, as above provided, and whether the same have been actually assigned or not, the same shall, in case of loss, be payable to said second party, or assigns to the extent of their interest as mortgagees in said premises.

And it is further stipulated, that in case the said party of the first part shall make default in payment of the taxes or assessments against said real estate, as, and at the times required by law, or of keeping said buildings insured, as aforesaid, then the said second party, or heirs legal representative may pay such taxes and assessments and effect such insurance, and the amount so expended therefor, with interest at the rate of six per cent. from date of such expenditure until paid, shall be considered a sum the repayment of which is intended to be hereby secured. And it is further agreed that should a petition be filed to foreclose this mortgage, gain possession of said real estate or to protect the right of the mortgagee herein or the title or possession of said real estate that said mortgagee will pay a reasonable attorney's fee and the payment thereof shall also be secured by this mortgage.

And if default be made in the payment of said note at maturity, or any interest payment when due, or of the taxes or assessments aforesaid, or to procure and maintain such insurance, or any part of either, or if waste be committed on, or improvements are removed from the land, then in any or either event, upon the breach of these conditions, or any or either of them, the whole of the sums intended to be hereby secured shall, at the option of the grantee herein, or the legal holder hereof, become immediately due and payable without notice, and the grantee or legal holder hereof, or heirs assigns, agent or attorney, shall have the power to sell said property, or any part thereof, at public sale to the highest bidder for cash at the front door of the Post Office in Tulsa in the Indian Territory as aforesaid, at time of sale, public notice of the time and place, and terms of said sale, being first given 30 days notice by advertising in some newspaper published in, or of general circulation in said town or Territory, or by printed or written hand bills posted in 5 public places in the vicinity of said land, at which sale the said grantee or assigns may bid and purchase as any third person might do, and the said parties of the first part hereby authorize the said grantee, or heirs assigns, to convey said property to any purchaser at said sale and the recitals of such 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 debts and interest, and the remainder, if any, to the grantors. All rights of appraisal, sale or redemption and homestead are hereby waived by the grantors herein.

Parties of the first part agree to pay for recording the release of this mortgage when same is paid.

IN TESTIMONY WHEREOF, The parties of the first part have hereunto subscribed themselves their names and affixed their seals.

Witnesses: Phil Kramer Augustus Hicks Seal
A. Sanford Maggie Hicks Seal
Seal
Seal

UNITED STATES OF AMERICA, INDIAN TERRITORY, ss.

Western District,

Personally appeared before me Wesley P. Moore, a Notary

Public within and for said District and Territory, Augustus Hicks and Maggie Hicks his wife to me well known as the identical persons whose names appear to and upon the within and foregoing instrument, as parties grantor and who stated and acknowledged to me that they had executed the same as their voluntary act and deed, for the consideration, uses and purposes therein mentioned and set forth.

And also, on the same day, voluntarily appeared before me the said Maggie Hicks wife of the said Augustus Hicks to me well known, and in the absence of her said husband declared and acknowledged to me that she had, of her own free will and accord executed said mortgage and signed and sealed her relinquishment of dower and homestead or any possibility of dower and homestead therein, for the consideration, uses and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

Witness my hand and official seal on this the 3rd day of December 1906.
Wesley P. Moore Notary Public.
My commission expires Jan. 14th 1907.

UNITED STATES OF AMERICA, INDIAN TERRITORY, ss.

Western District,

Personally appeared before me _____, a Notary

Public within and for said District and Territory, _____ and _____ to me well known as the identical persons whose names appear to and upon the within and foregoing instrument as parties grantor and who stated and acknowledged to me that _____ had executed the same as _____ voluntary act and deed, for the consideration, uses and purposes therein mentioned and set forth.

And also, on the same day, voluntarily appeared before me the said _____ wife of the said _____ to me well known, and in the absence of her said husband declared and acknowledged to me that she had, of her own free will and accord executed said mortgage and signed and sealed her relinquishment of dower and homestead or any possibility of dower and homestead therein, for the consideration, uses and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

Witness my hand and official seal on this the _____ day of _____ 1906.
Seal _____ Notary Public.
My commission expires _____

Filed for Record Dec 13 1906 at 10 o'clock A. M.

Otto Linton
Deputy Clerk and Ex-Officio Recorder.