

REAL ESTATE MORTGAGE.

THIS INDENTURE, Made this first day of April, A. D. 1929, by and between Joe B. Willis and Maude M. Willis
husband and wife and J. J. Willis, a widow
 of the County of Tulsa, and State of Oklahoma, part first of the first part, and

part second of the second part:
 WITNESSETH, That the said part first of the first, for and in consideration of the sum of Seven hundred fifty and no/100ths Dollars, to
them in hand paid, by the said part second of the second part, the receipt whereof is hereby acknowledged, ha. been granted, bargained and sold, and by these presents
 do grant, bargain, sell, convey and confirm unto the said part first of the second part and to their heirs and assigns, forever (all of the following described tract,
 piece, or parcel, of land, lying and situate in the County of Tulsa, Oklahoma, and State of Oklahoma, to-wit:

their undivided two sevenths (2/7) interest in and to the east half of the southeast quarter
(S. 1/4, E. 1/2) of section fifteen (15) of the northeast quarter of the southwest quarter (S. 1/4, E. 1/2)
of section fourteen (14) all of township sixteen (16) north and of range twelve (12) east
of the Indian Base and Meridian and being in Tulsa County, State of Oklahoma,
also the northeast quarter of the northeast quarter (N. 1/4, E. 1/4) of section twenty two (22)
of township sixteen (16) north and of range twelve (12) east of the Indian Base and
Meridian and being in Oklahoma County, State of Oklahoma.

For value received, I acknowledge satisfaction and payment in full of the
 within mortgage, and same is hereby released.

Signed and acknowledged before me James H. Walker
Register of Deeds.

TO HAVE AND TO HOLD THE SAME, with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and all
 rights of homestead exemption unto the said part first of the second part, and to their heirs and assigns forever. And the said part first of the first part do hereby
 covenant and agree that at the delivery hereof they the lawful owners of the premises above granted and seized of a good, indefeasible estate of inheritance there-
 in, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said part first of the second part their
 heirs and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is made, executed and delivered upon the following conditions, to-wit:

FIRST: Said first part first justly indebted unto the said second part second in the principal sum of 750.00
Seven hundred fifty and no/100ths Dollars, being for a loan made by the said second part second to the said first part first, and pay-
 able according to the tenor and effect of one certain negotiable promissory note, executed and delivered by the said first part first, bearing date April 1st 1929
1929, and payable to the order of said second part second on the demand and at his office in Tulsa,
 with interest thereon from date until maturity at the rate of six per cent per annum, payable annually, which interest is evidenced by coupon
 interest notes of even date herewith, and executed by the said first part first, one, (the first) for Dollars, due on the day of
and note for Dollars each due on the day of

respectively. Each of said principal and interest notes bear interest after maturity at the rate of per cent per annum, and are made payable at the order of said second
 part at with exchange on New York.

SECOND: The said part first of the first part agree to keep all buildings, fences and other improvements on the said land in as good repair as they now are, and not
 to commit or allow any waste on said premises.

THIRD: It is further expressly agreed by and between the parties hereunto that if any default be made in the payment of any part of either said principal or interest
 notes, when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or the premium for fire
 insurance as hereinafter provided, when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named
 herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any de-
 fault in payment or breach of any covenant or condition herein the rents and profits of said premises are pledged to the part second of the second part, or his assigns, as
 additional collateral security and said part first of the second part, or assigns, shall be entitled to possession of said premises, by receiver or otherwise.

FOURTH: Said part first of the first part hereby agree to, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee
 of One Hundred and no/100ths Dollars, which this mortgage also secures.

FIFTH: It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described and all renewal principal
 or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same
 during the said time of extension.

SIXTH: Said part first of the first part hereby covenant and agree to pay all taxes and assessments of whatever character on said land, and any taxes or assessments that
 shall be made upon said loan or upon the legal holder of said notes and mortgage on account of said loan, by the State of Oklahoma, or by the County or Town wherein said land
 is situated, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the part second of the
 second part for the sum of per Dollars, and to assign the policies to said part first of the second part, to be held by him until this mort-
 gage is fully paid and said part first of the first part assume all responsibility of proof and care and expense of collecting such insurance if loss occurs.

SEVENTH: It is further agreed by and between the parties hereto that should drilling be commenced upon said premises at any time for oil or gas, or mining operations
 be commenced upon said premises, whether by shaft-mining, stripping, or any other process for the purpose of removing from said land any coal, minerals, stone or other sub-
 stances of any character whatsoever, such drilling or mining shall operate to make the debt which this mortgage secures payable upon demand, and second part second hereto shall
 be entitled to demand and receive from the first part first full payment of said mortgage debt at any time he (said second part second) may demand such pay-
 ment; and in the event first part first fail to pay said debt immediately upon such demand being made, then the second part second shall be entitled to enforce the payment of
 such debt by action to foreclose this mortgage the same as if first part first had defaulted in the performance of all the other provisions hereof resting upon them to do.

And the said part second of the first part, for the said consideration do hereby expressly waive appraisalment of said real estate, and all benefit of the homestead exemp-
 tion and stay laws of the State of Oklahoma.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

IN TESTIMONY WHEREOF, the said part first of the first part hereunto subscribe their names and affix their seal, on the day and year first above
 mentioned.

J. B. Willis (Seal.)
Joe B. Willis, Maude M. Willis (Seal.)

State of Oklahoma,
 County of Tulsa, ss.

Before me, William S. Bell, a Notary Public, in and for said County and State, on this first day of
April, A. D. 1929, personally appeared Joe B. Willis and Maude M. Willis, husband and wife
 and J. J. Willis, a widow, to me known to be the identical persons who executed the within and
 foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

My commission expires Jan'y 23, 1932 William S. Bell Notary Public.

Filed for Record the 1 day of April, A. D. 1929, at 4 o'clock P. M., and Recorded the 1 day of April, A. D. 1929.

By Sho. Walker Deputy. Register of Deeds.