

REAL ESTATE MORTGAGE.

THIS INDENTURE, Made this 5th day of March, A. D. 1910, by and between William M. Austin & Lucy A. Austin, husband and wife of the County of Tulsa, and State of Oklahoma, parties of the first part, and Murrell & Smith Co. partner Shops Composed of William P. Murrell & Robert O. Smith parties of the second part: WITNESSETH, That the said parties of the first, for and in consideration of the sum of Fourteen Hundred \$no/100 Dollars, to them in hand paid, by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties 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 and State of Oklahoma, to-wit:

The west half of the Southeast Quarter (W 1/2 S.E. 1/4) of Section Number Seventeen (17), Township number nineteen (19) north and range number fourteen (14) East of the Indian Base and Meridian

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 parties of the second part, and to their heirs and assigns forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are lawful owner of the premises above granted and seized of a good, indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said parties 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 parties are justly indebted unto the said second parties in the principal sum of Fourteen Hundred \$no/100 Dollars, being for a loan made by the said second parties to the said first parties, and payable according to the tenor and effect of one certain negotiable promissory note executed and delivered by the said first parties, bearing date 5th March 1910, and payable to the order of said second parties on the first day of March 1915 at The Commercial with interest thereon from date until maturity at the rate of 6 1/2 per cent per annum, payable annually, which interest is evidenced by five coupon interest notes of even date herewith, and executed by the said first parties, one, (the first) for Eighty three & 1/2 Dollars, due on the 1st day of March 1911 and four notes for Eighty four & 1/2 Dollars each due on the first day of March 1912, 1913, 1914 & 1915 respectively. Each of said principal and interest notes bear interest after maturity at the rate of ten per cent per annum, and are made payable at the order of said second parties at The Commercial National Bank with exchange on New York.

SECOND: The said parties 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 default in payment or breach of any covenant or condition herein the rents and profits of said premises are pledged to the parties of the second part, or their assigns, as additional collateral security and said parties of the second part, or assigns, shall be entitled to possession of said premises, by receiver or otherwise.

FOURTH: Said parties of the first part hereby agree, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee of One Hundred forty \$no/100 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 parties 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 parties of the second part for the sum of Dollars, and to assign the policies to said parties of the second part, to be held by until this mortgage is fully paid and said parties 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 substances of any character whatsoever, such drilling or mining shall operate to make the debt which this mortgage secures payable upon demand, and second parties hereto shall be entitled to demand and receive from the first parties full payment of said mortgage debt at any time they (said second parties) may demand such payment; and in the event first parties fail to pay said debt immediately upon such demand being made, then the second parties shall be entitled to enforce the payment of such debt by action to foreclose this mortgage the same as if first parties had defaulted in the performance of all the other provisions hereof resting upon them to do. And the said parties of the first part, for the said consideration do hereby expressly waive appraisalment of said real estate, and all benefit of the homestead exemption 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 parties of the first part hereunto subscribe their names and affix their seal, on the day and year first above mentioned.

William M. Austin (Seal)
Lucy A. Austin (Seal)

State of Oklahoma,

County of Tulsa.

Before me, F. M. Sutton, a Notary Public, in and for said County and State, on this 5th day of March, A. D. 1910, personally appeared William M. Austin and Lucy A. Austin his wife, 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 March 16 - 1911 (Seal) F. M. Sutton Notary Public.

Filed for Record the 7 day of Mar, A. D. 1910, at 9 o'clock A. M., and Recorded the day of , A. D. 19

By Deputy.

H. C. Wakeley Register of Deeds.