

Received of E. C. Lowry the Within named mortgage the sum of Three Hundred and no/100 Dollars in full satisfaction of the Within mortgage.  
C. H. Seager.

## REAL ESTATE MORTGAGE.

THIS INDENTURE, Made this ninth day of April, A. D. 1910, by and between Elisha Stamps & Faidland  
Stamps (his wife)  
of the County of Tulsa, and State of Oklahoma, part of the first part, and C. H. Scasqu

WITNESSETH, That the said party 1st of the first, for and in consideration of the sum of Three thousand and no/100 Dollars, to them in hand paid, by the said party 2nd 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 party 2nd of the second part and to his heirs and assigns, forever, all of the following described tract place Lot 1, or parcel Lot 1 of land, lying and situate in the County of Cherokee and State of Oklahoma, to-wit:

Lots ones (1) Two (2) Three (3) Four (4) Five (5) Six (6) Eight (8) Nine (9) and ten (10) in Block No Nine (9) in the town of Dawson, Okla. As per the recorded amended plat thereof.

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 4 of the second part, and to his heirs and assigns forever. And the said part 1 of the first part do es hereby covenant and agree that at the delivery hereof the lawful owner of 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 part 4 of the second part, his 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 justly indebted unto the said second party in the principal sum of three Hundred and no/100 Dollars, being for a loan made by the said second party 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 party, bearing date April 9/1919, and payable to the order of said second party on the 1st day of November 1919 at London, Opea, with interest thereon from date until maturity at the rate of 8 per cent per annum, payable annually, which interest is evidenced by coupon interest notes of even date herewith, and executed by the said first party, 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 8 per cent per annum, and are made payable at the order of said second party at Lawson, Fla with exchange on New York.

SECOND: The said parties of the first part agree to 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 party of the second part, or his assigns, as additional collateral security and said party 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 that, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee of Regular fee 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 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 of the second part for the sum of Dollars, and to assign the policies to said part of the second part, to be held by and this work

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 part shall be entitled to demand and receive from the first part full payment of said mortgage debt at any time. (said second part) may demand such payment; and on the event first part fail to pay said debt immediately upon such demand being made, then the second part shall be entitled to enforce the payment of

And the said part 1/2 of the first part, for the said consideration do es hereby expressly waive appraisement 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 name and affix their seal, on the day and year first above mentioned.

Witness to mark  
G. J. McGill

Elisha <sup>James</sup> Stämpfer (Seal.)  
Mrs. E. Stämpfer (Seal.)

State of Oklahoma, } ss.

County of Tulsa.

Before me, Gen. E. Rhyme, a notary Public, in and for said County and State, on this fourth day of April, A. D. 1910, personally appeared Leisha Stamps and

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

Geo E Rhyme (Seal)  
Notary Public.

My commission expires March 10 - 1913

Filed for Record the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and Recorded the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_

**Deputy.**

Register of Deeds.