

Form 3

# 32838

GORSKY Printing Company, Dallas, Texas—45247

COMPARER

## REAL ESTATE MORTGAGE.

THIS INDENTURE, Made this 12th day of July, A. D. 1911, by and between J. F. Panther and Mary Panther, his wife of the County of Tulsa, and State of Oklahoma, part 1 of the first part, and W. M. Sharpe of Clay Center, Kansas part 2 of the second part:

WITNESSETH, That the said parties of the first, for and in consideration of the sum of Eight hundred + 80/100 (\$ 800.00) dollars, to them in hand paid, by the said part 2 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 part 1 of the second part and to his heirs and assigns, forever, all of the following described tract, place, or parcel, of land, lying and situate in the County of Tulsa and State of Oklahoma, to-wit:

The North East Quarter (1/4) of the North-west Quarter (1/4) in Section Thirty one (31) of Township Seventeen (17) North and Range Fourteen (14) East of the Indian Base and Meridian in the State of Oklahoma; containing Forty (40) acres more or less as the case may be according to the U.S. Govt survey 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 1 of the second part, and to his 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 part 1 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 part 1 is justly indebted unto the said second part 2 in the principal sum of Eight Hundred + 80/100 (\$ 800.00) Dollars, being for a loan made by the said second part 2 to the said first part 1, and payable according to the tenor and effect of one certain negotiable promissory note executed and delivered by the said first part 1 bearing date July 12th, 1911, and payable to the order of said second part 2 on the 1st day of Aug 1911 at Clay Center, Kan with interest thereon from date until maturity at the rate of six 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 part 1, one, (the first) for Eighty + 80/100 (\$ 80.00) Dollars, due on the 1st day of Aug, 1912 and four note for Eighty + 80/100 (\$ 80.00) Dollars each due on the first day of August 1913, 1914, 1915, & 1916, 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 part 2 at Clay Center, Kansas 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 part 2 of the second part, or his assigns, as additional collateral security and said part 2 of the second part, or assigns, shall be entitled to possession of said premises, or 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 Forty + 00/100 (\$ 40.00) 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 1 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 2 of the second part for the sum of \_\_\_\_\_ Dollars, and to assign the policies to said part 2 of the second part, to be held by him until this mortgage is fully paid and said part 1 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 part 2 hereto shall be entitled to demand and receive from the first part 1 full payment of said mortgage debt at any time. he (said second part 2) may demand such payment; and in the event first part 1 fail to pay said debt immediately upon such demand and being made, then the second part 2 shall be entitled to enforce the payment of such debt by action to foreclose this mortgage the same as if first part 1 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 appraisal 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 seals, on the day and year first above mentioned.

J. F. Panther (Seal.)  
Mary Panther (Seal.)

State of Oklahoma, ss.

County of Tulsa.

Before me, a Notary Public, in and for said County and State, on this 12th day of July, A. D. 1911, personally appeared J. F. Panther and Mary Panther, 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.

(Seal) W. M. Sharpe Notary Public.  
My commission expires March 22nd 1915.

Filed for Record the 13 day of July A. D. 1911, at 8:20 o'clock A.M., and Recorded the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_\_.

By (Seal) Deputy. H. C. Walkley Register of Deeds.