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Clarence L. Leeds, et ux
to
The Midland Savings & Loan Co.

Real Estate First Mortgage

This Indenture, Made and entered into this First (1st) day of June A.D. 1906, by and between Clarence L. Leeds and Josephine Leeds, husband and wife of the Western District of Indian Territory parties of the first part, and The Midland Savings and Loan Company of Denver, Colorado, a corporation organized under and by virtue of the laws of said State of Colorado, party of the second part,

Witnesseth: That said parties of the first part, for and in consideration of the debt hereinafter mentioned and of the sum of one (1) dollar to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto the said party of the second part and to its successors or assigns, forever, all the following tract or parcel of land lying and being in the Western District of Indian Territory, to wit:

The northerly one-half (½) of Lot Numbered Two (2) in Block numbered One Hundred Fifty eight (158) in the original Townsite of Tulsa, according to the United States Government official survey being a frontage of Fifty (50) feet on Elwood Ave, and a depth of One Hundred Forty (140) feet in the said Town of Tulsa.

To Have and to Hold, The said described premises, with all and singular the use, incomes, rents profits, hereditaments and appurtenances thereunto belonging or appertaining and expressly relinquishing and waiving all rights of dower, homestead and exemption of the said parties of the first part, their heirs, executors, administrators, or assigns therein, unto the said party of the second part, and to its successors or assigns forever.

Nevertheless, This instrument is executed and delivered upon the following conditions, to-wit:

That if the said parties of the first part, their heirs, executors, administrators or assigns, shall well and truly pay, or cause to be paid to the said second party, its successors or assigns, the principal sum of ($1200.00) Twelve Hundred and 00/100 Dollars, with interest and premium thereon, at the office of the said second party in Denver, Colorado, according to the tenor and conditions of a certain First Mortgage Bond of even date herewith, for the said sum and interest and premium, executed and delivered by the said parties of the first part to the said party of the second part co-temporaneously with this instrument,

And, Shall pay all taxes and assessments of whatever kind levied and assessed at any time upon said premises, or against the legal holder of said bond on account of this mortgage or the bond secured hereby, when the same shall become due, and pay or cause to be paid as they fall due the monthly installments on all shares of stock deposited with second party as collateral security to said loan, and procure, keep in force and deliver to said second party such policies of insurance as are satisfactory to it, against loss by fire, tornadoes, cyclones, and windstorms, upon the building on said premises in a sum at least equal to the face value of the said ~~first~~ ~~mortgage~~ bond secured hereby, with proper clauses thereto attached making the loss if any, payable to the second party, and place, keep and maintain the buildings and all other improvements now on said premises or hereafter