No. 2620.

P. D.
C. L.
C. D.
C. I.

C. W. Brown, et al.,
To
First National Bank of Tulsa.

Mortgage Deed.

Know All Men By These Presents, That C. W. Brown and Jessie L. Brown, his wife, of Tulsa, Indian Territory, hereinafter referred to as parties of the first part, in consideration of the sum of Sixteen Thousand Three Hundred ($16,300.00) Dollars, in hand paid by the First National Bank of Tulsa, hereinafter referred to as party of the second part, the receipt whereof is hereby acknowledged, first parties have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the said First National Bank of Tulsa, its successors and assigns, the following described premises, situated in the city of Tulsa, Western District of the Indian Territory: Lots Three (3) and Four (4) in Block One Hundred Three (103), original town of Tulsa, to have and to hold the premises above described, with the appurtenances thereunto belonging, to the said First National Bank, its successors and assigns, forever, and said parties of the first part covenant with the said party of the second part that they are lawfully seized in fee of said premises, and that they are free from all indebtedness; that they have a good right to sell and convey the same, and that they will, and their heirs, executors, administrators and assigns, forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And the said Jessie L. Brown, wife of the said C. W. Brown, for and in consideration of said sum of money, does hereby release and quit claim, transfer and relinquish unto the said party of the second part, its successors and assigns, all her right, claim and possibility of dower, and interest in and to said real estate forever.

The foregoing conveyance is on the conditions that, Whereas said parties of the first part are justly indebted to the said party of the second part in the sum of Sixteen Thousand Three Hundred ($16,300.00) Dollars, for money loaned to the parties of the first part by the party of the second part, evidenced by two (2) promissory notes, of even date herewith, with interest thereon at the rate of eight per cent. (8%) per annum from date, now, if said parties of the first part shall pay or cause to be paid said notes and the interest thereon, according to the tenor and effect thereof, and do and perform each and every covenant and agreement herein contained, then this instrument shall be null and void, otherwise to be and remain in full force and effect.

It is expressly and mutually stipulated and agreed as follows:

First. First parties agree to pay all taxes and assessments levied upon said real estate, also all liens, claims, adverse titles, and incumbrances on said premises, and, if not paid within ten (10) days after the same are due and chargeable, or become liens upon said real estate, the holder of this mortgage may, at its option, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes or assessments, and be entitled to interest on the same at the rate of eight per cent. (8%) per annum, and this mortgage shall stand as security for the amount so paid, with such interest.

Second. Said first parties agree to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste, and the commission of waste shall, at the option of the holder of this mortgage, render this mortgage due and payable.

Third. And the said first parties agree to at once insure the buildings upon said premises against loss by fire in the amount — (—) Dollars, in insurance companies approved by the said second party, and to at once deliver the insurance policies, properly assigned or pledged to said second party, and that in the event of the failure, neglect or refusal of said first party to so insure the buildings, or to reinsure the same, and deliver the policies, properly assigned or pledged to the said First National Bank of Tulsa before noon on the date on which

For value received, I acknowledge satisfaction and payment in full of the within mortgage, and authorize its release of record.

Signed and acknowledged before me this 14th day of May, 1919.

The First Nat'l Bank, Tulsa, Okla.
by A. Hall, President.

E. E. Kelly, Notary Public.