

-----REAL ESTATE MORTGAGE :-----

KNOW ALL MEN BY THESE PRESENTS :

That I Lula F Huston and James M Huston her husband of Gleanpool in Tulsa County State of Oklahoma for and in consideration of the sum of Eight Hundred Forty and No/100 Dollars to them in hand paid by Bank of Mounds of Mounds Okla the receipt whereof is hereby acknowledged, have granted, bargained and sold, and do hereby grant, bargain, sell and convey unto the said Bank of Mounds and unto its successors and assigns the following described real estate situated in Tulsa County . All of the east half of the Northwest quarter of section Twenty five (25) Township eighteen (18) North range Twelve (12) east of the Indian Base and Meridian Creek Nation and containing eighty acres more or less, according to the United States survey thereof .

To have and to hold the same unto the said Bank of Mounds and unto its successors and assigns forever, with all the privileges and appurtenances thereto belonging .

And we, the said Lula F Huston and James F Huston for ourselves and our heirs executors , administrators and assigns, covenant with the said Bank of Mounds , its successors and assigns that we lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances that we have good right to sell and convey the same to the said Bank of Mounds as aforesaid, and that we will and our ^{heirs} ~~heirs~~ executors and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever .

And, I, the said Lula F Huston wife of the said James M Huston for and in consideration of the said sum of money, do hereby release and quit -claim, transfer and relinquish unto the said Bank of Mounds and its successors and assigns, all my right or possibility of dower in or to said lands .

The foregoing conveyances is on conditions. That , whereas, the said Lula F Huston and James M Huston are justly indebted to the said Bank of Mounds in the sum of Eight Hundred forty and No/100 Dollars for borrowed money, evidenced by a certain promissory note of even date for \$ 840.00 due February 15 1909 with interest at 10 % per annum from maturity signed by Lula F Huston & James M Huston .

Now if the said Lula F Huston and James M Huston or either of them shall pay or cause said note to be paid with interest according to the tenor and effect thereon then this instrument to be null and void; otherwise to remain in full force and effect .

And it is hereby further stipulated that during the continuance of this instrument in force the said Lula F Huston and James M Huston shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less than \$; loss , if any, payable to the said ^o as his interest may appear .

And it is further ^{fully} ~~agreed~~ , That in case the said Lula F Huston and James M Huston shall make default in payment of taxes or of keeping said buildings insured as aforesaid, then the said ~~Bank of Mounds~~ Bank of Mounds or its legal representative, may pay such taxes, and effect such insurance and the amount necessarily expended therefor, with interest at 10 per cent, per annum from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured . And