

-----: KNOW ALL MEN BY THESE PRESENTS: That Tommy Ceasar and Addie Ceasar his wife of Muskogee County, Oklahoma, Mortgageors, hereinafter called the first party, to secure to payment of the sum of Two Hundred Fifty & No/ Dollars the receipt whereof is hereby acknowledged, hereby mortgages to H.D. Wheeler mortgage, hereinafter called second party, the following described premises, situated in Tulsa County Oklahoma, to wit:

The southwest quarter of the northeast quarter of section Seventeen (17) Township eighteen (18) North, Range Fourteen east.

of the Indian meridian, containing in all 40 acres, more or less, according to the Government survey thereof, with all improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

This mortgage is given to secure the payment of the debt and the performance of the agreements hereinafter agreed upon to be paid and performed by first party, to-wit FIRST: That first party will pay to the said H.D. Wheeler his heirs or assigns, at his office in Whichita, Kansas, (or at such other place as the legal owner of this mortgage may from time to time direct) with exchange on New York, Two Hundred Fifty & No Dollars according to one certain promissory coupon mortgage bond executed concurrently with this mortgage by first party, payable to second party, his heirs or assigns, upon the date or dates and with the interest therein specified, bearing the date of this mortgage and described as Follows:

Mortgage Bond No 1715 for Two Hundred fifty Dollars.

SECOND: ~~That~~ ^{that} in case of default in payment of said note or interest or of any sum herein agreed to be paid, or in default of performance of any agreement herein contained first party will pay to second party, his heirs or assigns, interest at the rate of 10 per cent per annum, annually, on said principal note from the date thereof to the time when the money shall be actually paid.

THIRD: That first party will keep the buildings on said premises, insured against loss by fire and wind storms in responsible insurance companies, satisfactory to second party to the amount of \$ with second party's form of assignment attached, making said insurance payable in case of loss to ~~H.D.~~ ^{H.D.} Wheeler or assigns, as his interest may appear, and deliver said policies ~~and~~ ^{and} renewals to the said second party to be held by him until this mortgage is fully paid. In case of failure to keep said buildings so insured the holder of this mortgage may effect such insurance ~~and~~ ^{and} the amount paid therefor shall be collectable with the notes herein, with interest at 10 per cent per annum, and this mortgage shall stand as security therefor.

Now if said first party shall pay or cause to be paid the said sums of money, with interest thereon, according to the terms of said note or notes and coupons, then these presents shall be void and said premises ^{shall} be released at the cost of the party of the first part. But if said sum of money ^{any} or part thereof, or any interest thereon is not paid when due and payable, or if any taxes or assessments levied against said property or said second party or assigns, or charges for insurance, ^{are} and not paid when the same are due and payable, or on failure to furnish insurance as herein agreed then in either of these cases the said principal note nor notes, with interest thereon shall and by this mortgage does immediately become due and payable, at the option of the second party, or assigns, to be at any time thereafter exercised without notice to the party of the first party and this mortgage shall then be absolute and may be at once foreclosed.