

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

IN CONSIDERATION OF Seven Hundred and No/100 Dollars Romulus B Finnell and Arzela B Finnell his wife of Tulsa County State of Oklahoma, mortgagors hereby grant, bargain sell convey and mortgage unto C.E.Kirshner mortgagee, the following described real estate, situated in Tulsa County, Oklahoma, to-wit.

The North Half of the Northeast quarter of the Northeast quarter) and (the southeast quarter of the Northeast quarter of the Northeast quarter) and the North half of the Northwest quarter of the Northeast quarter; and the southwest quarter of the Northwest quarter of the Northeast quarter, of section Thirteen 13 Township 20 North, Range 13 East, containing 60 acres more or less, ^{less} (1) acre reserved in the Northeast ^{corner} quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter for a school house.

The Mortgagors represent that they have fee simple title to said land, free and clear from all liens and incumbrances, and hereby warrant the title against all persons; waiving hereby all rights of homestead exemption, appraisalment, stay and redemption.

PROVIDED, That whereas said mortgagors Romulus B Finnell and Arzela B Finnell his wife are justly indebted unto said mortgagee in the principal sum of Seven Hundred and No/100 Dollars for a loan thereof made by said mortgagee to said mortgagors and payable according to the tenor of one certain principal note executed by said mortgagors, bearing even date herewith, payable to the order of said mortgagee on the first day of August 1913 with interest from date until default or maturity at the rate of six per cent per annum, and after default or maturity, at the rate of ten per cent, per annum, payable semi-annually both before and after maturity, the installments of interest until maturity being evidenced by ten coupons attached to said principal note, and of even date herewith, and payable to the order of said mortgagee, both principal and interest being payable at American National Bank, Hartford Conn. If said mortgagors shall pay the aforesaid indebtedness, both principal and interest, according to the tenor of said, note, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage, then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Oklahoma, upon said lands and tenements, or upon any interest or estate therein, including the interest represented by this mortgage lien, or upon the mortgage or the note or debt secured hereby; and further to pay any tax, assessments or charges that ^{and note as a condition to maintaining or enforcing or supplying the full benefit of this mortgage} may be levied, assessed against or required from the holder of said mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be a further lien for the payment thereof.

The Mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than Dollars payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto