

CORRECTED

MORTGAGE.

KNOW ALL MEN That John B. Self Jr. and Dixie Self, husband and wife, of Seymour, in Daylor County, mortgagors, hereinafter called first party, to secure the payment of twelve hundred Dollars, in hand paid by L. W. Clapp, mortgagee, second party, does hereby mortgage to the said L. W. Clapp the following described premises, situated in Tulsa County, Oklahoma, to wit:

The North Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$), North Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the South Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$), The North Half ($\frac{1}{2}$) of the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the South Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) (and the East Half ($\frac{1}{2}$) of the East Half ($\frac{1}{2}$) of the South East Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$), and the East Half ($\frac{1}{2}$) of the West Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$), the East Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the East Half ($\frac{1}{2}$) of the South East Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of Section Twelve (12) Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, containing ^{all} One Hundred and Sixty Acres, more or less, according to the Government survey, with all the appurtenances, and warrant the title to the same.

This mortgage is made to secure the payment of the money, and the performance of the agreements hereinafter agreed upon to be paid and performed by the first party, to wit:

FIRST: That first party will pay to said L. W. Clapp, his heirs or assigns, at the office of L. W. Clapp, in Wichita, Kansas, ^{Twelve hundred dollars} according to the terms of one promissory note, dated December 3rd, 1908, executed by the said first party, said note being in amount as follows:

One note for Twelve Hundred Dollars, bearing interest from the date therein stated at 5 & $\frac{1}{2}$ per cent. per annum, payable semi-annually.

SECOND: That in case of default in payment of said note or any of said notes, 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, semi-annually on said principal note or notes from the date of such default to the time when the money shall be actually paid.

THIRD: That first party will pay all the taxes and assessments levied under the laws of Oklahoma upon said real estate, and on the note or debt secured hereby, before the same become delinquent; also all the liens, claims, adverse titles and encumbrances on said premises; and if any of said taxes, assessments, liens or claims be not paid by first party, second party may elect to pay the same and shall be entitled to collect all sums thus paid with interest at the rate of 10 per cent per annum, and this mortgage shall stand as security for the amount so paid with such interest.

FOURTH: That first party will keep all buildings, fences, and other improvements on said real estate in good repair and will permit no waste on said premises.

FIFTH: That first party will at his own expense until the indebtedness hereby recited is fully paid, keep the buildings erected on the said lands, insured against fire in the sum of \$100,000 in some responsible insurance company/ approved by second party, payable to the mortgagee or assigns, the mortgagee agreeing that in case of fire, to devote the whole proceeds of such insurance to rebuilding buildings, on said land; the said mortgagee, his heirs or assigns holding the said proceeds in trust until the buildings are rebuilt and paid for, or if first party prefers, said proceeds may be credited by second party on the principal sum, as of date of maturity of next interest payment. In case of failure to insure as agreed and deliver the policies to the Mortgagee herein, second party may procure such insurance and collect the cost thereof, together with 10 per cent. interest from first party, and this mortgage shall stand as security therefor.