

REAL ESTATE MORTGAGE .

THIS INDENTURE, Made this Twentieth day of July 1908 between F.M.Wilder single and unmarried in Tulsa County and State of Oklahoma, party of the first part, and the Farm and Home Savings and Loan Association of Missouri , a corporation organized under the laws of the State of Missouri , party of the second part :-

WITNESSETH : That the said party of the first part for and in consideration of the sum of One Hundred & No/100 Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has sold, and by these presents do Grant, Convey and confirm unto said party of the second part, its successors and assigns forever, all the following described real estate, lying and situated in the County of Tulsa and State of Oklahoma, to-wit :-

Lot number Four (4) in Block Number Three (3) in Grandview Addition to the City of Tulsa, Oklahoma , and all improvements thereon . And all right, title estate and interest of said grantor in and to said premises, including all homestead rights, which are hereby expressly waived and released, together with all rents of said property, with full power and authority to collect the same in case the conditions of this mortgage become broken in any particular, and with all and singular the tenements hereditaments and appurtenances thereto belonging .

To have and to hold the same unto said party of the second part, its successor and assigns forever, Said party of the first part hereby covenant with said party of the second part, its successors and assigns that at the delivery hereof he is the true and lawful owner of the said premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that he will warrant and defend the same against the lawful and equitable claims of all persons whomever .

Provided always. And these presents are upon the express conditions that, whereas, the said party of the second part at the special instance and request of said party of the first part, loaned and advanced to F.M.WilderSingle and unmarried , the sum of One Hundred Dollars ,

And whereas, said party of the first part agrees with the said party of the second part, its successors and assigns, to pay all taxes and assessments , general and special against said lands and improvements thereon, when due, and to keep said improvements in good repair and to keep the buildings thereon ^{constantly} ~~cent inually~~ insured in such Company or companies as said second party may designate, and the policy or policies of insurance constantly transferred to said party of the second part, its successors or assigns, and also to keep said lands and improvements thereon free from all statutory liens claims of every kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, its successors or assigns, may pay such taxes and assessments, and may effect such insurance for such purpose, paying the costs thereof, and may also pay the final judgement for any statutory lien claims, and ~~may~~ ~~effect such insurance~~ invest such sums as may be necessary to protect the title or possession of said premises, including all costs, and for repayment of all moneys so