

COMPARED

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

In conside ation of Six Hundred and No/100 Dollars Nelson N Leerskov and Anna J Leerskov his wife of tulsa County , state of Oklahoma, mortgagors herby grant, bargain, sell and convey and mortgage unto C.H. Kirshner mortgagee, the following described ⁸ real estate , situate in Tulsa County, Oklahoma, to-wit ;

The west half (W 1/2) of the Northwest quarter (NW/4) of section One (I) Township Twenty North (20-N) Range Twelve East (12-E) containing 80 acres . more or less .

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, appraisement, stay and redemption ^{1/2} .

Provided / That whereas said mortgagors Nelson N Leerskov and Anna J Leerskov his wife ar justly indebted unto said mortgagee in the pri ncipal sum of Six Hundred and No/100 Dollars , for a loan thereof made by said mortgagee to said mortgagors and payable according to the tenor of one scertain principal note executed by said mortgagors, beraing even date ^{herewith} ~~herewith~~, payable to the order of said mortgagee on the 29th day of July 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} ~~mortgagee~~, both principal and interest being payable at American National Bank, Hartford Conn . If said mortagors 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 assesments 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 lein, or upon the mortgage or the note ^{or} ~~of~~ debt secured hereby; and further to pay any taxes, assesment or charge that ^{may} ~~is~~ be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness . In case said mortgagors shall fail to pay any such taxes, assesments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assesments 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 the ^{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 ⁵ Dollars payable in case of loss to mortgagee or assigns, upon the mort gage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation . And the mortagagors authorize the holder hereof to repair any waste, and to take out policies of insurance, fire, tornado, or both,