

## OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS :

Tulsa 7-5 ✓

That Forenece Archer and John W Archer, her husband of Tulsa County, State of Oklahoma parties of the first part, have mortgaged and hereby mortgage to Grant R Mc Cullough party of the second part, the following described real estate and premises, situated in Tulsa<sup>County</sup> State of Oklahoma, to-wit: The Northwest quarter of the Northwest quarter of section Thirty-six (36) in Township Twenty (20) North; of range Twelve (12) East of the Indian Base and meridian, containing forty acres more or less, with all the improvements<sup>thereon</sup> and appurtenances thereunto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of (One Thousand and No/100) Dollars due and payable on the 1st day of August 1913, with interest thereon at the rate of six percent per annum, payable annually from date, according to the terms and at the time and in the manner prescribed by their one certain promissory note of even date herewith, given and signed by the makers hereof Florence Archer and John W Archer, and payable to the order of the mortgagee herein, and being for the principal sum of One Thousand and No/100 Dollars, with five coupon notes attached, evidencing said interest one coupon being for Sixty-Two and No/100 Dollars and four coupons being for Sixty and No/100 Dollars each.

All sums secured by this mortgage shall be paid at the office of G.R. McCullough & Co., Tulsa, Oklahoma, unless otherwise specified in the note and coupons.

It is expressly agreed and understood by and between the said parties hereto, that this mortgage is a first lien upon said premises, that the party of the first part will pay said principal and interest at the times when the same fall due at the place and in the manner provided in said note, and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises, that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second party, and shall be kept insured for the benefit of the second party or its assigns against loss by fire or lightning for not less than \_\_\_\_\_ Dollars in form and companies satisfactory to said second party and that all policies and renewal receipts shall be delivered to said second party. If the title to the said premises be transferred said second party is authorized as agent of the first party to assign the insurance to the grantee of the title.

Party of the first part and their heirs, executors, administrators and assigns will warrant the quiet enjoyment of the aforesaid premises to the said party of the second part, his heirs, executors, administrators and assigns, and will forever defend the aforesaid premises against the lawful claims and demands of all persons.

It is further agreed and understood that the said second party may pay any taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party with ten per cent interest, and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed the holder hereof may recover from the first party an attorney fee of Fifty & No /100 Dollars or such different sum as may be provided