

SPECIAL REAL ESTATE MORTGAGE - *lawful money*

REG. S. EARNED & CO., ST. LOUIS

FROM *J. T. Hall et al* }
Lee Clinton }
 TO }
 STATE OF OKLAHOMA, } ss.
Tulsa County }
 on the *15* day of *June* A. D. 19*22* at *2:35*
 o'clock *P.* M., and duly recorded in Vol. *(Real)* of *H. C. Wallley* at page *235*
 By *(Real)* Deputy.
 Fees, \$

This Indenture, Made this *13th* day of *June* in the year of our Lord One Thousand Nine Hundred and *eight*
 by and between *J. T. Hall et al* and *Lee Clinton* of the County of *Tulsa* and State of Oklahoma, part *1st* of the first part and
 part *2nd* of the second part.

WITNESSETH, That the said part *1st* of the first part, for and in consideration of the sum of *five hundred* Dollars, to *us* in hand paid, by the said part *2nd*
 of the second part, the receipt whereof is hereby acknowledged, he *2nd* granted, bargained and sold, and by these presents do *grant, bargain, sell, convey and confirm*,
 unto said part *2nd* of the second part, and to *his* heirs and assigns, forever, all of the following described tract *piece* or parcel of land lying and situate
 in the County of *Tulsa* and State of Oklahoma, to-wit:

all of lot number three (3) in block number
thirty one (31) according to the official recorded plat of
P. T. Fork Okla.

TO HAVE AND TO HOLD THE SAME, With all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and
 all rights of homestead exemption, unto the said part *2nd* of the second part, and to *his* heirs and assigns forever. And the said part *1st* of the first part
 do hereby covenant and agree that at the delivery hereof *they are* the lawful owner of the premises
 above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that *they* will warrant and defend the
 same in the quiet and peaceable possession of said *Lee Clinton* the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:
 FIRST: Said *J. T. Hall et al* of the second part in the principal sum of *five hundred* Dollars, in gold coin of the United States of the present standard of weight and fineness,
 being for a loan thereof made by the said part *2nd* of the second part, to the said *J. T. Hall et al*
 and payable according to the tenor and effect of *certain negotiable promissory note* numbered *6/13* executed and
 delivered by the said *J. T. Hall et al* bearing date *6/13* 19*22* payable to the
 order of said *Lee Clinton* *90 days* after date, at *Tulsa*
 with interest thereon from *date* until maturity, at the rate of *6.10* per cent per annum, payable semi-annually on the *1st* day of
and in each year, and *per cent* per annum after maturity, the installments of interest
 being further evidenced by *coupons* attached to said principal note *at* and of even date therewith and payable
 to the order of said *at*

SECOND: Said part *1st* of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and
 improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof in the sum of *five hundred*
 Dollars, the policy to be made payable to the holder hereof, as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the part *1st*
 of the first part, the holder hereof may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of 12 per cent per
 annum and the first part *assume* all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

THIRD: The said part *1st* of the first part agree to keep all buildings, fences and improvements on said land in as good repair as they now are, and to not
 commit or allow any waste on said premises.

FOURTH: In case of default in any of the covenants hereof, the rents and profits of the said premises are pledged to the holder hereof as additional collateral security
 for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

FIFTH: Said part *1st* of the first part agree that if the maker of said note shall fail to pay the principal or interest of said note or any part thereof as
 the same become due or any of the taxes, assessments or insurance premiums, as they become due or to comply with any of the foregoing covenants, the whole sum of money
 hereby secured shall at the option of the holder hereof become due and payable at once, and without notice.

The said part *1st* of the first part, shall pay all expenses of collecting the insurance, and in the event action is brought to foreclose this mortgage or recover on the
 insurance policy, a reasonable attorney's fee of not less than *twenty* Dollars shall be added, which this mortgage also secures.
 And that the said part *1st* of the first part, for said consideration, do hereby expressly waive an appraisalment of said real estate and all benefit of the homestead
 exemption and stay laws of the State of Oklahoma.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.
 IN TESTIMONY WHEREOF, The said part *1st* of the first part *re* hereunto subscribed *their* name and affixed *seal* on the day
 and year first above mentioned.

Executed and delivered in the presence of

J. T. Hall
Alice Hall

STATE OF OKLAHOMA, } ss.
Tulsa County }
 Before me, *a Notary Public* in and for said County and State,
 on this *15th* day of *June* 19*22* personally appeared *J. T. Hall*
 and *Alice Hall* to me known to be the identical person *who* executed the within and
 foregoing instrument, and acknowledged to me that *they* executed the same as *their* free and voluntary act and deed for the uses and purposes therein set forth.
 My commission expires *11/22/24* 19*24* *Notary Public*