

SPECIAL REAL ESTATE MORTGAGE

cash paid money

FROM

STATE OF OKLAHOMA,

County } ss.

TO

This instrument was filed for record in my office
on the 24 day of June A. D. 1928 at 10
o'clock P. M., and duly recorded in Vol. 39 of my at page 13
(Seal) H. B. Wadley Register of Deeds.
By _____ Deputy.
Fees, \$ _____

This Indenture, Made this 24th day of June in the year of our Lord One Thousand Nine Hundred and
eight by and between Rubens L. Partridge & Bertha B. Partridge, his wife
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
three hundred Dollars, to them in hand paid, by the said part 2nd
of the second part, the receipt whereof is hereby acknowledged, have 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 the southeast quarter of the northeast quarter of section
16 township 19 north Range 13 east

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 part 2nd of the second part
heirs and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:
FIRST: Said Rubens L. Partridge & wife Bertha B. Partridge are
justly indebted unto the said part 2nd of the second part in the principal sum of _____ 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 part 1st of the first part
and payable according to the tenor and effect of _____ certain negotiable promissory note, numbered _____ executed and
delivered by the said part 1st of the first part bearing date June 24 1928 payable to the
order of said part 2nd of the second part 90 days after date, at Tulsa
with interest thereon from date until maturity, at the rate of 10 per cent per annum, payable semi-annually on the _____ day of
_____ and _____ coupons attached to said principal note _____ per cent per annum after maturity, the installments of interest
being further evidenced by _____ 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 _____ 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 _____ 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 have hereunto subscribed their name and affixed their seal on the day
and year first above mentioned.
Executed and delivered in the presence of
Rubens L. Partridge
Bertha B. Partridge

STATE OF OKLAHOMA, } ss. Before me, Samuel P. McKinney, Notary Public in and for said County and State,
Tulsa County. } on this 24 day of June 1928 personally appeared Rubens L.
Partridge and Bertha B. Partridge to me known to be the identical persons 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 June 17 1930 (Seal) Samuel P. McKinney
Notary Public

Signed and acknowledged before me on this _____ day of _____ 1928 at _____

For value received, I hereby acknowledge and certify that the within mortgage and security herein contained is duly paid in full of the