

FROM

STATE OF OKLAHOMA,

Tulsa County, } ss. This instrument was filed for record in my office
on the *16* day of *Jan* A. D. 19*13* at *4:20*
o'clock *P* M., and duly recorded in Vol. _____ of _____ at page _____
(Seal) *Lewis Clinic* Register of Deeds.
By _____ Deputy.
Fees, \$ _____

This Indenture, Made this *15* day of *January* in the year of our Lord One Thousand Nine Hundred and
thirteen by and between *Percy Collins and Clara C. Collins his wife*
of the County of *Tulsa* and State of Oklahoma, part *1st* of the first part and
W. Barnard part *2d* of the second part.

WITNESSETH, That the said part *1st* of the first part, for and in consideration of the sum of *One Thousand & 25/100*
Dollars, to *them* in hand paid, by the said part *2d*
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 *1st* of the second part, and to *their* heirs and assigns, forever, all of the following described tract, *piece* or parcel *one* of land lying and situate
in the County of *Tulsa* and State of Oklahoma, to-wit:

*The Southerty Fifty (50) feet of Lot Two (2) Block one hundred eighty
three (183) in the city of Tulsa, Okla according to the Government
survey and plat thereof*

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 *1st* of the second part, and to *their* heirs and assigns forever. And the said part *1st* of the first part
do hereby covenant and agree that at the delivery hereof *they will* the lawful owner *of* of the premises
above granted, and seized of a good and indefensible 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 *party* the second part *his*

heirs and assigns forever, against the *valid* claims of all persons whomsoever:
PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:

FIRST: Said *Percy Collins and Clara C. Collins his wife*
justly indebted unto the said part *2d* of the second part in the principal sum of *One Thousand & 25/100*
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 *2d* of the second part, to the said *Percy Collins and Clara C. Collins his wife*
and payable according to the tenor and effect of *certain* negotiable promissory note, numbered _____, executed and
delivered by the said *Percy Collins and Clara C. Collins his wife* bearing date *Jan 15* 19*13* payable to the
order of said *W. Barnard and Three* years after date, at *Home Springs Bank*
with interest thereon from date until *January* at the rate of *8* per cent per annum, payable semi-annually on the *fifteenth* day of
July and *January* in each year, and *per cent* per annum after maturity, the installments of interest
being further evidenced by *coupons* attached to said principal note *The interest if not paid on or after date thereof shall be payable*
to the order of said *W. Barnard* when due to become as principal *I bear the same rate of interest*

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 *One Thousand*
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 *8* 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* 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 *ten per cent of amount of same* 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 appraisal 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* names and affixed *their* seal on the day
and year first above mentioned.

Executed and delivered in the presence of

Percy Collins
Clara C. Collins

STATE OF OKLAHOMA, } ss.
Tulsa County, }

Before me, *J. Stewart Pearce a Notary Public* in and for said County and State,
on this *15* day of *January* 19*13* personally appeared *Percy Collins*
and *Clara C. Collins* 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 *January 17th* 19*15*

(Seal)

J. Stewart Pearce
Notary Public

Not not at the option of the mortgagee his heirs or assigns