

SPECIAL REAL ESTATE MORTGAGE.

FROM

STATE OF OKLAHOMA.

Pulaski County, ss.

on the 10 day of Feb A. D. 1913, at 4 o'clock P. M., and duly recorded in Vol. of at page

By (seal) Lewis Shire Deputy, Register of Deeds.

Fees, \$

This Indenture, Made this 5th day of Feb in the year of our Lord One Thousand Nine Hundred and thirteen by and between Electa Wilson and W. M. Wilson wife and husband of the County of Pulaski and State of Oklahoma, part of the first part and part of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Twelve Hundred and no Dollars, to them in hand paid, by the said part 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 of the second part, and to their heirs and assigns, forever, all of the following described tract, piece or parcel of land lying and situate in the County of Pulaski and State of Oklahoma, to-wit:

The Easterly one Hundred (100) feet of the Northerly one half (1/2) of Lot one (1) in Block one Hundred twenty four (124) City of Tulsa, Tulsa Co., Okla., according to the official 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 of the second part, and to their heirs and assigns forever. And the said part of the first part do hereby covenant and agree that at the delivery hereof, they will warrant and defend the same in the quiet and peaceable possession of said part of the second part, 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 Electa Wilson and W. M. Wilson, her husband, are justly indebted unto the said part of the second part in the principal sum of Twelve Hundred and no 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 of the second part, to the said Electa Wilson and W. M. Wilson, and payable according to the tenor and effect of certain negotiable promissory note, numbered 1013, executed and delivered by the said Electa Wilson and W. M. Wilson, bearing date Feb 5, 1913, payable to the order of said W. M. Wilson, 3 years after date, at 5% per annum, with interest thereon from date until maturity, at the rate of 8% per cent per annum, payable semi-annually on the 1st day of August and 1st day of February, in each year, and 10% per cent per annum after maturity, the installments of interest being further evidenced by coupons attached to said principal note and of even date therewith and payable to the order of said W. M. Wilson.

SECOND: Said part 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 Twelve Hundred and no 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 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 10% per cent per annum and the first part shall assume all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

THIRD: The said part 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 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 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 percent of the amount of the note, Dollars shall be added, which this mortgage also secures. And that the said part of the first part, for said consideration, do hereby expressly waive an appraisement 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 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

Electa Wilson
W. M. Wilson

STATE OF OKLAHOMA, ss. Before me, Percy Collins, a Notary Public in and for said County and State, Pulaski County, on this 10th day of Feb 1913, personally appeared Electa Wilson and W. M. Wilson, her husband 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

Nov 27 1915 (seal)

Percy Collins
Notary Public