

FROM

STATE OF OKLAHOMA,

Tulsa

County.

ss.

This instrument was filed for record in my office on the 5 day of Jul A. D. 1913 at 10 o'clock A. M., and duly recorded in Vol. of (real) Lewis R. Rine Register of Deeds.

By Deputy.

Fees, \$

This Indenture, Made this 30 day of June in the year of our Lord One Thousand Nine Hundred and thirteen by and between C. O. Copey and Josephine Copey, Husband & wife of the County of Tulsa and State of Oklahoma, parties of the first part and Edward Gens of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of one thousand + 00/100 Dollars, to them in hand paid, by the said party 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 party 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:

Lot Two (2) Block Three (3) in Lindsay Addition to the city of Tulsa according to the recorded 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 party of the second part, and to his heirs and assigns forever. And the said party of the first part do hereby covenant and agree that at the delivery hereof they are and were the lawful owners 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 of the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit: FIRST: Said C. O. Copey and Josephine Copey, Husband and wife are justly indebted unto the said party of the second part in the principal sum of one thousand 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 party of the second part, to the said C. O. Copey and Josephine Copey, and payable according to the tenor and effect of certain negotiable promissory note, numbered 1, executed and delivered by the said C. O. Copey and Josephine Copey, bearing date July 1, 1913, payable to the order of said Edward Gens, two years after date, at First Bank of Commerce with interest thereon from date until maturity, at the rate of 8 per cent per annum, payable semi-annually on the 1st day of January and July in each year, and the said party of the second part hereby covenants and agrees to pay the principal and interest on said note, 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 party 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 party 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 party 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 party 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 10% on amount paid. Dollars shall be added, which this mortgage also secures. And that the said party 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 party 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

C. O. Copey
Josephine Copey

STATE OF OKLAHOMA, } ss.
Tulsa County.

Before me, a Notary Public

on this 1st day of July 1913 personally appeared C. O.

Copey and Josephine Copey 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 Jan 8th 1914.

(real) J. W. Woodford
Notary Public