

FROM  
TO  
STATE OF OKLAHOMA,  
Tulsa County, ss.  
This instrument was filed for record in my office  
on the 22 day of July A. D. 1913 at 3:35  
o'clock P. M., and duly recorded in Vol. of at page  
(seal) Jennie Telene Register of Deeds.  
By O. B. Weaver Deputy.  
Fees, \$

This Indenture, Made this 22nd day of July in the year of our Lord One Thousand Nine Hundred and Thirteen (1913) by and between Mrs. A. F. McKeller a widow of the County of Tulsa and State of Oklahoma, part 4 of the first part and J. W. Mc Gregor part 4 of the second part.  
WITNESSETH, That the said part 4 of the first part, for and in consideration of the sum of one thousand + no 1100 Dollars, to her in hand paid, by the said part 4 of the second part, the receipt whereof is hereby acknowledged, ha granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto said part 4 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: That part of Lot number Eleven

(#11) in Block one Hundred Twenty eight (#128) in the original town or city of Tulsa Tulsa Co Oklahoma according to the recorded plat thereof more particularly described as all of the easterly 46 feet and eight inches of the westerly 60 feet of Lot number 11 in block # 128 in the city of Tulsa Oklahoma according to the recorded plat thereof and all improvements thereon and appurtenances thereto belonging

TO HAVE AND TO HOLD THE SAME, With all and singular, the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said part 4 of the second part, and to his heirs and assigns forever. And the said part 4 of the first part do hereby covenant and agree that at the delivery hereof she is 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 she will warrant and defend the same in the quiet and peaceable possession of said J. W. Mc Gregor the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:  
FIRST: Said Mrs. A. F. McKeller (a widow) is justly indebted unto the said part 4 of the second part in the principal sum of one thousand + no 1100 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 4 of the second part, to the said Mrs. A. F. McKeller and payable according to the tenor and effect of a certain negotiable promissory note numbered 172 executed and delivered by the said Mrs. A. F. McKeller bearing date July 22nd 1913 payable to the order of said J. W. Mc Gregor August 1st 1915 with interest thereon from date until maturity, at the rate of 10 per cent per annum, payable semi-annually on the 1st day of February and August in each year, and 10 per cent per annum after maturity, the installments of interest being further evidenced by twenty notes coupons attached to said principal note and of even date therewith and payable to the order of said J. W. Mc Gregor at the Merchants National Bank

SECOND: Said part 4 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 4 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 assume all responsibility of profits and care and expense of collecting said insurance if loss occurs.

THIRD: The said part 4 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 4 of the first part agree that if the market 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 4 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 one hundred + no 1100 Dollars shall be added, which this mortgage also secures. And that the said part 4 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 4 of the first part, do hereby subscribed her name and affixed her seal on the day and year first above mentioned.

Executed and delivered in the presence of  
O. B. Weaver  
D. W. Crouch  
Mrs. A. F. McKeller

STATE OF OKLAHOMA, } ss. Before me, A Notary Public in and for said County and State,  
Tulsa County, on this 22 day of July 1913 personally appeared Mrs  
A. F. McKeller and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.  
(seal) W. A. Notary  
Notary Public  
My commission expires July 21 1915