

COMPALED

FROM

STATE OF OKLAHOMA,

Julesa County, ss.

This instrument was filed for record in my office on the 28 day of March, A. D. 1918, at 1:30 o'clock P. M., and duly recorded in Vol. of at page

(seal) Lewis Cline County Clerk Register of Deeds.

By C. S. Barreter Deputy.

Fees, \$

This Indenture, Made this 26th day of March in the year of our Lord One Thousand Nine Hundred and Eighteen by and between J. J. Warren a single man of the County of Mayes and State of Oklahoma, part of the first part and W. A. Graham part of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Three Hundred & no/100 (\$300.00) Dollars, to him in hand paid, by the said part of the second part, the receipt whereof is hereby acknowledged, he granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto said part 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 Julesa and State of Oklahoma, to-wit:

The North west Quarter of the South East Quarter of Section Two (2) Township, fifteen (15) North and Range Thirteen (13) East of the Indian Base and Meridian containing forty (40) acres more or less as the case may be according to the United States Survey 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 his heirs and assigns forever. And the said part of the first part do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefensible estate of inheritance therein free and clear of all incumbrances, and that he will warrant and defend the same in the quiet and peaceable possession of said part of the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit: FIRST: Said J. J. Warren a single man justly indebted unto the said part of the second part in the principal sum of Three Hundred & no/100 (\$300.00) Dollars, in lawful money 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 part of the first part, certain negotiable promissory note numbered 10, executed and delivered by the said part of the second part, bearing date March 26th, 1918, payable to the order of said part of the first part, with interest thereon from date until maturity at the rate of 8 per cent per annum, payable semi-annually on the 26th day of March and September in each year, and 10 per cent per annum after maturity, the installments of interest being further evidenced by the coupons attached to said principal note, and of even date therewith and payable to the order of said part of the first part.

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 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 assumes all responsibility of proofs and costs 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 \$25.00 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 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 of the first part hereunto subscribed his name and affixed his seal on the day and year first above mentioned.

Executed and delivered in the presence of

J. J. Warren

STATE OF OKLAHOMA, ss.

Before me, C. D. Mitchell a Notary Public in and for said County and State, on this 26th day of March, 1918, personally appeared

J. J. Warren and a single man to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires June 24th 1920 (seal)

C. D. Mitchell Notary Public

60.00
103.01
March 8
Ed. A. Patton
J. W.