SPECIAL REAL ESTATE MORTGAGE. *Lawful Money.*　　　　　　　　　GEO. D. BARNARD & CO., ST. LOUIS

FROM	STATE OF OKLAHOMA, ss.
Delany Bowlin and Eliza Bowlin,	Tulsa County.
TO	This instrument was filed for record in my office
Carrie Ostrander	on the 7 day of May A. D. 19 08 at 12 o'clock __ M., and duly recorded in Vol. 39 of Mortgages at page 4
	(Seal) H. C. Walker, Register of Deeds.
	By _____ Deputy.
	Fees, $ _____

This Indenture, Made this Seventh day of May in the year of our Lord One Thousand Nine Hundred and Eight by and between Delany Bowlin and Eliza Bowlin husband and wife of the County of Tulsa and State of Oklahoma, part ies of the first part and Carrie Ostrander party of the second part.

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Fifteen Hundred Dollars, to them in hand paid, by the said part y of the second part, the receipt whereof is hereby acknowledged, ha ve granted, bargained and sold, and by these presents do es grant, bargain, sell, convey and confirm, unto said part y of the second part, and to her 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:

The north fifty (50) feet of Lot three (3) and the south fifty (50) feet of Lot two (2) in Block one hundred and seventy (170) in the City of Tulsa Oklahoma, as is shown by the Government survey and Plat thereof, all of said tract of land located between south seventh and eighth streets and fronting east on Elgin Ave. being a tract 100 x 140 ft.

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 y of the second part, and to her heirs and assigns forever. And the said part ies of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s of the premises above granted, and seized of a good and indefeasible 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 her heirs and assigns forever, 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 Delany Bowlin and Eliza Bowlin are justly indebted unto the said part y of the second part in the principal sum of Fifteen hundred 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 y of the second part, to the said Carrie Ostrander and payable according to the tenor and effect of one certain negotiable promissory note numbered ___ executed and delivered by the said Delany Bowlin & Eliza Bowlin bearing date May 17th 1908 payable to the order of said Carrie Ostrander five years after date, at Tulsa, Okla. with interest thereon from date until maturity, at the rate of 10 per cent per annum, payable semi-annually on the seventh day of November and May 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 Carrie Ostrander at Tulsa, Okla.

SECOND: Said part ies of the first part agree s 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 twenty five hundred 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 ies 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 12 per cent per annum and the first part ies assume all responsibility of proofs and cares and expense of collecting said insurance if loss occurs.

THIRD: The said part ies of the first part agree s 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 ies of the first part agree s that if the maker s of said note s shall fail to pay the principal or interest of said note s 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 ies 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 Dollars shall be added, which this mortgage also secures.

And that the said part ies of the first part, for said consideration, do es 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 ies of the first part have hereunto subscribed their name s and affixed their seal on the day and year first above mentioned.

Executed and delivered in the presence of

D. B. Crewson.　　　　　　　　　Delany Bowlin
C. L. Ormon.　　　　　　　　　　Eliza Bowlin

STATE OF OKLAHOMA, ss.
Tulsa County.

Before me, D. B. Crewson a Notary Public in and for said County and State, on this seventh day of May 1908 personally appeared Delany Bowlin and Eliza Bowlin husband & wife to me known to be the identical person s 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.

(Seal)　　　　　　　　　　　D. B. Crewson
My commission expires Sep. 27 1910　　Notary Public.

[Left margin, vertical text:] For value received, I acknowledge satisfaction and payment in full of the within mortgage and same is hereby released. Carrie E. Ostrander Signed and acknowledged before me. May 7 1910