

Lump sum money.

FROM
Jackson B. McDonald
 et ux
 TO
Carrie E. Ostrander

STATE OF OKLAHOMA,
Tulsa County. } ss.
 on the 6 day of March, A.D. 1912 at 2
 o'clock P. M., and duly recorded in Vol. 39 of map, at page 44
 (seal) M. H. H. Kelly, Register of Deeds.
 By _____ Deputy.
 Fees, \$ _____

This Indenture, Made this 15th day of Feb. in the year of our Lord One Thousand Nine Hundred and nine
 by and between Jackson B. McDonald + Elizabeth M. McDonald, husband and wife
Carrie E. Ostrander of the County of Tulsa and State of Oklahoma, parties of the first part and
 _____ of the second part.

WITNESSETH, That the said part second of the first part, for and in consideration of the sum of _____
fifteen hundred Dollars, to them in hand paid, by the said part of
 of the second part, the receipt whereof is hereby acknowledged, he has granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm,
 unto said part of of the second part, and to her heirs and assigns, forever, all of the following described tract, piece or parcel of of land lying and situate
 in the County of Tulsa and State of Oklahoma, to-wit: The East forty feet of Lot six and
the east forty feet of the north fifty feet of Lot six all in Block twelve
in the Town of North Tulsa as is shown by the government plat and survey
thereof more particularly described as follows, commencing at the north east
corner of Lot six then running in a southeasterly direction along the west
side of the alley a distance of 150 ft. thence in a southwesterly direction
40 ft. thence in a northwesterly direction parallel with the west line
of the alley a distance of 150 ft. thence in a northeasterly direction 40 ft. to place
beginning in Block 12, Town of North Tulsa, Tulsa County, Oklahoma.

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 of the second part, and to her heirs and assigns forever. And the said part of of the first part
 do hereby covenant and agree that at the delivery hereof she as 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 part of the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:
 FIRST: Said Jackson B. and Elizabeth M. McDonald husband and wife are
 justly indebted unto the said part of of the second part in the principal sum of fifteen hundred

Dollars, in full of the United States of the present standard of weight and measure
 being for a loan thereof made by the said part of of the second part, to the said Jackson B. and Elizabeth M. McDonald
 and payable according to the tenor and effect of one certain negotiable promissory note, numbered _____, executed and
 delivered by the said Jackson B. and Elizabeth M. McDonald bearing date Feb. 13, 1912, payable to the
 order of said Carrie E. Ostrander with interest thereon from date until maturity, at the rate of 10 per cent per annum, payable semi-annually on the first day of
September and March in each year, and 10 per cent per annum after maturity, the installments of interest
 being further evidenced by six coupons attached to said principal note of \$15.00 and of even date therewith and payable
 to the order of said Carrie E. Ostrander at First National Bank of Tulsa, Okla.

SECOND: Said part of of the first part agree to 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 fifteen 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 of
 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 profits and care and expense of collecting said insurance if loss occurs.

THIRD: The said part of of the first part agree to 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 of the first part agree that that if the maker of 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 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 and fifty Dollars shall be added, which this mortgage also secures.
 And that the said part of 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 of the first part and her heirs and assigns have hereunto subscribed their names and affixed their seals on the day
 and year first above mentioned, within mortgage, and same is hereby released.
 Executed and delivered in the presence of Carrie E. Ostrander Jackson B. McDonald
Elizabeth M. McDonald
Al. H. H. Kelly
 Register of Deeds.

STATE OF OKLAHOMA, } ss.
Tulsa County. }
 Before me, D. B. Crewson a notary Public in and for said County and State,
 on this thirteenth day of February, 1912, personally appeared Jackson B.
McDonald and Elizabeth M. McDonald his wife, 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.
 (seal) D. B. Crewson
 My commission expires Sept. 27th, 1910.
Notary Public