

SPECIAL REAL ESTATE MORTGAGE.

FROM

Asa M. Brannon

Wife

Carrie E. Ostrander

STATE OF OKLAHOMA,

Tulsa County.

ss.

This instrument was filed for record in my office

on the 25 day of March, A.D. 1919, at 7

o'clock P. M., and duly recorded in Vol. 37 of Ints. at page 47

By (seal) J. C. Elphley, Register of Deeds.

Fees, \$

This Indenture, Made this First day of March, in the year of our Lord One Thousand Nine Hundred and 19 by and between Asa M. Brannon + Rebecca E. Brannon husband and wife of the County of Tulsa and State of Oklahoma, parties of the first part and Carrie E. Ostrander part of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Thousand Dollars, to them in hand paid, by the said part of

of the second part, the receipts whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto said part 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: Commencing at the Southeast corner of Lot Five (5) Block Three (3) north Tulsa Oklahoma thence running in a southerly direction along the line of Boston Avenue a distance of fifty (50) ft. thence in a westerly direction parallel with the line of north Sixth (6) street a distance of one hundred (100) ft. thence in a southerly direction parallel with the line of Boston Ave. a distance of fifty (50) ft. thence in an easterly direction parallel with the north side of north Sixth (6) St. a distance of one hundred (100) ft. to the place of beginning and being a part of Lot Five (5) Block Three (3) north Tulsa, Okla. as is shown by the government plat and 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 her heirs and assigns forever. And the said part of the first part do hereby covenant and agree that at the delivery hereof they are 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 they will warrant and defend the same in the quiet and peaceable possession of said part 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 Asa M. Brannon + Rebecca E. Brannon are justly indebted unto the said part 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 part of the second part, to the said Carrie E. Ostrander,

and payable according to the tenor and effect of one certain negotiable promissory note, numbered 1, executed and delivered by the said Asa M. Brannon + Rebecca E. Brannon bearing date March 1st, 1919, payable to the order of said Carrie E. Ostrander three years after date, at Tulsa, Okla. with interest thereon from date until maturity, at the rate of ten per cent per annum, payable semi-annually on the first day of September and March in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by six coupons attached to said principal note of \$1000 and of even date therewith and payable to the order of said Carrie E. Ostrander at First National Bank, Tulsa, Okla.

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 Three 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 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 assume all responsibility of proofs and care 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 One hundred Dollars 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 appraisalment 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 has hereunto subscribed their name and affixed their seal on the day and year first above mentioned.

Executed and delivered in the presence of

Asa M. Brannon  
Rebecca E. Brannon

STATE OF OKLAHOMA,

Tulsa County.

ss.

Before me, Notary Public in and for said County and State,on this 24th day of March, 1919, personally appeared Asa M. Brannon

and Rebecca E. Brannon 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)

My commission expires Sept. 27th, 1920.

D. B. Crewson