

FROM
Emma Jink
Her husband
Carrie E. Ostrander
 TO
 STATE OF OKLAHOMA,
Tulsa County, ss.
 on the 26 day of April, A.D. 1927 at 5 o'clock P. M., and duly recorded in Vol. 37 of mtg. at page 52.
 (seal) Herb H. Hickey, Register of Deeds.
 By _____ Deputy.
 Fees, \$ _____

This Indenture, Made this 12th day of April in the year of our Lord One Thousand Nine Hundred 27
 by and between Emma Jink and Henry T. Jink, her husband
 of the County of Tulsa and State of Oklahoma, parties of the first part and
Carrie E. Ostrander party of the second part.

WITNESSETH That the said parties of the first part, for and in consideration of the sum of _____ Dollars, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto said party of the second part, and to her heirs and assigns, forever, all of the following described tract, place or parcel of land lying and situate in the County of Tulsa and State of Oklahoma, to-wit:

all of Lot One (1) Block Twenty-six (26) in the Owen Addition to the City of Tulsa, Oklahoma, as is shown by the amended plat 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 party of the second part, and to her heirs and assigns forever. And the said party of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owners 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 parties of the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:
 FIRST: Said Emma Jink and Henry T. Jink, her husband, are justly indebted unto the said party of the second part in the principal sum of Thirteen Hundred

Dollars, in cash of the United States of the present standard of weight and measure, being for a loan thereof made by the said party of the second part, to the said Emma Jink and Henry T. Jink, her husband and payable according to the tenor and effect of one certain negotiable promissory note, numbered 1300, executed and delivered by the said Emma Jink and Henry T. Jink bearing date April 12th, 1927, payable to the order of said Carrie E. Ostrander, 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 12th day of October and April 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 \$ 1300.00 and of even date therewith and payable to the order of said Carrie E. Ostrander at First National Bank, Tulsa, Oklahoma.

SECOND: Said party 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 Thirteen 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 parties 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 party 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 party 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 party 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 twenty five Dollars shall be added, which this mortgage also secures. And that the said party 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 party of the first part, hereunto subscribed their names and affixed their seal on the day and year first above mentioned.

Executed and delivered in the presence of

D. B. Crewson
Virginia Perkins

Henry T. Jink
Emma Jink

STATE OF OKLAHOMA, ss. Before me, D. B. Crewson in and for said County and State,
Tulsa County, on this 26th day of April, 1927 personally appeared Emma Jink
and Henry T. Jink, her husband to me known to be the identical persons 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, 1930.