

208124 G. J. COMPARED OKLAHOMA FORM 10-21-2m

KNOW ALL MEN, That I, Dock L. Winton, a single man,
of Tulsa County, Oklahoma, hereinafter called mortgagor,
to secure the payment of the sum of Two Thousand and
No/100 DOLLARS paid by THE FIRST TRUST COMPANY OF

WICHITA, mortgagee, does hereby mortgage to said THE
FIRST TRUST COMPANY OF WICHITA, the following described premises situated in the County
of Tulsa Oklahoma, to-wit:

The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section
Twelve (12), Township Twenty (20) North, Range Twelve (12) East,
of the Indian Meridian, containing in all 80 acres more or less, according to Government
survey, with all the appurtenances, and warrant the title to the same.

This mortgage is made to secure the payment of the money, and the performance
of the agreements, to be paid and performed by mortgagor to-wit:

FIRST-- That the mortgagor will pay to said THE FIRST TRUST COMPANY OF WICHITA
its successor or assigns, at its place of business, in Wichita, Kansas, Two Thousand
and no/100 DOLLARS according to the terms of One promissory note executed by the said
mortgagor, said note being in amount as follows:--

One note for Two Thousand and no/100 Dollars, Dated Sept. 1st, 1922, bearing
interest from the date therein stated at 6 $\frac{1}{2}$ per cent per annum, payable semi-annually.

SECOND-- That from and after the maturity of said note or any of said notes,
according to the provisions thereof, and after the maturity of any sum herein agreed
to be paid, mortgagor will pay to the mortgagee, its successor or assigns, interest at
the rate of 10 per cent per annum, semi-annually one said principal note or notes from
the date of such maturity to the time when the money shall be actually paid.

THIRD-- That mortgagor will pay all the taxes and assessments levied under
the laws of Oklahoma upon said real estate, before the same become delinquent, also
all liens, claims, adverse titles, and encumbrances on said premises; if any of said
taxes, assessments, liens or claims be not paid by mortgagor, mortgagee may elect to
pay the same and shall be entitled to collect all sums thus paid with interest at the
rate of 10 per cent per annum, and this mortgage shall stand as security for the amount
so paid with such interest.

FOURTH-- That mortgagor will keep all buildings, fences and other improvements
on said real estate in good repair and will permit no waste on said premises.

FIFTH-- That mortgagor will at his own expense until the indebtedness herein
recited is fully paid keep the buildings erected on said lands, insured against fire
in the sum of no DOLLARS in some responsible insurance Company, approved by mortgagee,
payable to the mortgagee or assigns and deliver the policies to the mortgagee; the mort-
gagee agrees, in case of fire, to devote the proceeds of such insurance to rebuilding
buildings on said land, the said mortgagee, or assigns, holding the said proceeds in
trust until the buildings are rebuilt; or if mortgagor prefers, said proceeds may be
credited on the principal sum, as of date of maturity of next interest payment. In
case of failure to insure or maintain insurance as agreed and deliver the policies to
the mortgagee herein, said mortgagee may procure such insurance and pay the premium
thereon, including all premiums unpaid on any policy delivered to mortgagee and collect
the cost thereof, together with 10 per cent interest, from mortgagor, and this mortgage
shall stand as security therefor.

IT IS EXPRESSLY AGREED: That if mortgagor shall fail to pay said sums of money,

TREASURER'S ENDORSEMENT
I hereby certify that I received \$2,000.00 and issued
Receipt No. 4691 therefor in payment of mortgage
tax on the within mortgage.
Dated this 7th day of Sept. 1922
W. A. NEASE, County Treasurer
Deputy