

W. Mortgages

show all sum by these presents:

That, we, J. C. Percival and Ella L. Percival, his wife, of Tulsa County, State of Oklahoma, for and in consideration of the sum of One Thousand and no hundred dollars paid to us by M. Louise Mitchell, of Mayes County, State of New York, the receipt whereof is hereby acknowledged, and for the further consideration herein set out, do hereby grant, bargain, sell, convey unto the said M. Louise Mitchell, the following described real estate situated in Tulsa County, State of Oklahoma, to-wit:

All of Lots numbered two (2) and three (3) in Block numbered seventy three (73) in the City of Tulsa, State of Oklahoma according to the Government plat and survey thereof.

To have and to hold the same together with all the improvements thereon and all the appurtenances thereto belonging, unto the said M. Louise Mitchell, her heirs and assigns forever.

And the said J. C. Percival and Ella L. Percival, his wife hereby covenant and agree to and with the said M. Louise Mitchell that they will forever warrant and defend the title to said property against all lawful claims.

Provided, however, this conveyance is made upon the express condition that, if the said J. C. Percival his heirs, executors, administrators or assigns shall pay or cause to be paid to the said M. Louise Mitchell, her heirs, executors, administrators or assigns, the sum of Four thousand Dollars (\$4000) at the rate of eight (8) per centum per annum, payable semi-annually, according to the term and effect of one certain promissory note of even date herewith and with the (10) interest coupons thereto attached, all duly executed by the said J. C. Percival and Ella L. Percival, his wife, to the said M. Louise Mitchell, and if the said J. C. Percival and Ella L. Percival, his wife shall well and truly keep and perform all other terms, conditions and agreements herein contained, then this instrument to be void and of no effect, otherwise take and remain in full force and effect.

The said J. C. Percival and Ella L. Percival, his wife, agree that they will pay all the taxes and assessments levied upon said real estate before the same become delinquent and will keep the buildings thereon insured in a sum