

Mortgage.

For the Consideration of Forty Dollars, the receipt of which is hereby acknowledged, James D. Ward and Eva D. Ward, his wife, of Rogers County, State of Oklahoma first party, hereby mortgage and convey to Grant Wright of Tulsa, Oklahoma second party, the following real estate situated in Tulsa County, State of Oklahoma, described as follows to-wit:

Lot Two (2) of section Five (5) in Township Twenty one (21) north, range fourteen (14) east of the Indian Base and Meridian, subject to prior mortgage of \$400.00 to Lella G. Stewart, together with all rents and profits therefrom and all improvements appurtenances, now or hereafter in anywise belonging thereto, and the said first party herby warrants that they, there is against all persons who claim or claim, this mortgage be given as security for the performance of the covenants herein, and the payment to said second party, successors or assigns the principal sum of Forty dollars on the first day of November, 1919, with interest thereon at the rate of ten percent per annum until maturity, and at ten percent per annum after maturity, said interest to be paid semi-annually principal and interest payable at the office of Wright & Bowersby, according to the conditions of the herein promissory note of the said parties, first party, for said amount made and delivered in a said second party, being of ex date herewith, and due as aforesaid.

The said first party, shall not commit or suffer waste, shall pay all taxes and assessments upon said property, to whomsoever assessed including personal taxes, for all delinquencies, shall keep the buildings thereon insured to the satisfaction of said second party, for at least 750 dollars, delivering all policies and renewals received to said second party, and upon the sale of this mortgage, will accept from the mortgagor a duly executed release of the same, have it recorded and pay for the recording.

It is further agreed that if the agreement herein shall cause the whole debt secured hereby to at once become due and collectible, said second party, or