

Second Real Estate Mortgage.

Know All Men By These Presents That Thomas W. Posey and Adama Posey husband and wife, of Bixby Tulsa County Oklahoma parties of the first part have mortgaged and hereby mortgage to Silas W. Ferguson of New York party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma to wit:

The north west quarter of the south east quarter (NW 1/4 of SE 1/4) of section twenty four (24) Township seventeen (17) range twelve (12) east of the Indian meridian. containing forty acres government survey, with all of the improvements thereon and appurtenances thereto belonging and warrant the title to the same.

This mortgage is given to secure the principal sum of eighty and ^{no} 100 dollars, with interest thereon at the rate of ten per cent per annum, payable semiannually from maturity according to the terms of one certain promissory note described as follows to wit:

One note of even date due September 15th 1909, payable to Silas W. Ferguson of New York drawing interest from date at the rate of eight per cent per annum for eighty dollars (\$80.00)

This mortgage is given (subject and is inferior to a certain mortgage for \$400.00 and interest, given by said first parties to Silas W. Ferguson of New York and dated September 15th 1908. Provided Always that this instrument is made, executed and delivered upon the following conditions to wit: that said first parties hereby covenant and agree to pay all taxes and assessments of said land when the same become due and to keep all improvements in good repair and not to commit or allow waste to be committed on the premises.

It is further expressly agreed by and between the parties hereto that if any default be made in the payment of the principal or interest