

COMPARED

of the first part, and John Ward and Ed Crossland parties of the second part.

WITNESSETH, That the said parties of the first part for and in consideration of the sum of Two Thousand fifty eight and no/100 Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remise, released and confirmed, and by these presents does grant, bargain, sell, release and confirm unto the said parties of the second part, their heirs, executors, successors or assigns, forever all of the following described real estate, ^{situated} lying and being in the County of Tulsa and State of Oklahoma, to-wit: North half of the South-west quarter and the west half of the southeast quarter of section Fourteen Township Seventeen north, range Fourteen east. Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the above bargained premises unto the said parties of the second part, their heirs, executors, successors or assigns, to the sole and only proper use, benefit and behoof of the said parties of the second part, their heirs, executors, successors or assigns forever; and the said parties of the first part does covenant with the said parties of the second part their heirs, executors, successors or assigns, that at the time of the delivery of these presents are well seized of said premises in fee simple; that they are free from all incumbrances and charges whatever and that they will, and their heirs, executors, successors or assigns, shall forever warrant and defend the title to the same against all lawful claims whatsoever;

PROVIDED always, that these presents are upon the express condition, that the said parties of the first part shall and does well and truly pay or cause to be paid to the said parties of the second part their heirs, executors, successors or assigns, the sum of Two Thousand fifty-eight and no/100 DOLLARS, with interest according to one certain promissory note bearing even date herewith, executed by B. T. Stanfield and Minnie Stanfield, due May 2nd 1923, to said parties of the second part, their heirs, executors, successors or assigns, to which these presents are collateral, and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature, as shall by any lawful authority, while the money secured by these presents remains unpaid, be levied or imposed upon said premises above described, including the taxes upon the mortgage interest of the said parties of the second part in and to said premises by virtue of this mortgage; and shall also insure and keep insured the buildings erected and to be erected on the premises above described, in some good and responsible fire insurance company, to be approved by the parties of the second part, against loss or damage by fire, in the sum of at least _____ dollars, for the benefit of the parties of the second part, their heirs, executors, successors or assigns, and assign and deliver the policy and certificates thereof to the part__ of the second part, their heirs, executors, successors or assigns; and shall further keep and perform all covenants hereinafter made, then these presents shall be null and void.

AND IT IS HEREBY EXPRESSLY AGREED, That should any default be made in the above covenant to insure and keep insured the said buildings, then and in such case it shall be lawful for the said parties of the second part, their heirs, executors, successors or assigns, without prejudice to any rights they might otherwise have by virtue of these presents to effect such insurance, and the premium or premiums paid therefor shall be a lien on the premises above described, added to the amount secured by these presents and shall be payable on demand, with interest at ten (10) per cent per annum.

AND IT IS ALSO AGREED, That should any default be made in such payment of the taxes and assessments as above provided or any part thereof, then and in such case it shall be