

State of Oklahoma, to-wit:

ALL of Lot Five (5) and the North Five and 1/10 (5.1) feet
of Lot six (6) in Block Ninety (90), together with all
improvements thereon, subject to party wall agreement re-
corded in Book E, Page 401 in Clerks and Records Office.
Dated this 14th day of March 1928
WAYNE L. LICKLEY, County Treasurer

Deputy

according to the United States Government survey thereof.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all rights of homestead exemptions, unto the said party of the second part, and to its successors or assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, and that they will WARRANT AND DEFEND the same in the quiet and peaceful possession of said party of the second part, its successors and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED, ALWAYS, And this instrument is made, executed and delivered upon the following conditions, to-wit:

FIRST: Said Lino Shipman and R. K. Shipman, his wife, being justly indebted to said party of the second part in the principal sum of THIRTY-FIVE THOUSAND AND NO/100, DOLLARS FOR money borrowed have executed and delivered to said party of the second part ten certain principal promissory notes bearing even date herewith for the sum of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS, payable according to the terms of said notes with interest thereon from date until maturity at the rate of seven per cent per annum, payable semi-annually on the First day of January, and July in each year according to interest coupons attached to said notes both principal and interest payable to the order of said party of the second part at its Home Office in the City of St. Louis, State of Missouri, in lawful money of the United States of America.

Said notes further provide that if default be made in the payment of any part of said money, either principal or interest, when the same becomes due and payable, then all of said principal and interest shall, at the option of the legal holder or holders, become due and payable, and both principal and interest are to bear interest at the rate of ten per cent per annum after maturity.

SECOND, Said parties of the first part agrees to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof, in the sum of not less than \$35,000.00 against loss by fire and not less than \$35,000.00 against loss by windstorm or tornado, the policy or policies to be delivered to said party of the second part, or its assigns, with standard mortgage clauses attached thereto in favor of said party of the second part as additional security to this loan, and if the taxes or insurance premiums are not when due by the parties of the first part, the holder hereof may pay the same and this mortgage shall be security also for such payments, with interest thereon at the rate of ten per cent per annum, and the party of the first part assumes all responsibility of profits and care and expense of collecting said insurance if loss occurs.

THIRD: The said parties of the first part agree to keep all buildings, fences improvements on said lands in as good repair as they now are, and to not commit or allow any waste on said premises.