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REAL ESTATE MORTGAGE.

This indenture, made this first day of April, in the year of our Lord one thousand nine hundred twenty four, by and between Ethel Jones, nee Nave, and Leroy Jones, wife and husband, of the County of Muskogee and State of Oklahoma, parties of the first part, and The Travelers Insurance Company, a corporation, organized under the laws of the State of Connecticut, having its principal office in the City of Hartford, Connecticut, party of the second part:

Witnesseth, that the said parties of the first part, for and in consideration of the sum of thirtyfive hundred dollars, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto said party of the second part, and to its successors and assigns forever all of the following described tract, piece, or parcel of land lying and situate in the County of Tulsa, and State of Oklahoma, to-wit:

Southwest quarter of section twentyfive (25) township eighteen (18) north, range fourteen (14) east of the Indian Meridian, containing 160 acres, more or less, according to the Government Survey thereof,

To have and to hold the same, with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part, and to its successors and 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, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable 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 parties of the first part are justly indebted unto the said party of the second part in the principal sum of thirtyfive hundred dollars, being for a loan made by the said party of the second part to the said parties of the first part, and payable according to the tenor and effect of their one certain negotiable promissory note executed and delivered by the said parties of the first part, bearing date April 1, 1924, and payable to the order of the said The Travelers Insurance Company at the office of said Company, in Hartford, Connecticut, with interest thereon from date until maturity at the rate of six per cent per annum, payable annually, which interest is evidenced by coupon interest notes of even date herewith, and executed by the said parties of the first part. Each of said principal and interest notes bear interest after maturity at the rate of ten per cent per annum, and are made payable to the order of said The Travelers Insurance Company, at its office in Hartford, Connecticut.

Second. Said Parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said land, and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage, on account of said loan, by the State of Oklahoma, or by the county or town wherein said land is situated, when the same becomes due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the