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part, in consideration of the sum of thirty five hundred dollars, to them in hand paid by The Deming Investment Company, of Oswego, Kansas, party of the second part, the receipt whereof is hereby acknowledged, has mortgaged and hereby mortgage, unto said The Deming Investment Company, its successors and assigns, the following described premises, situated in the County of Tulsa, and the State of Oklahoma, with all the improvements thereon, and appurtenances thereunto belonging, together with rents, issues and profits thereof, and more particularly bounded and described as follows, to-wit:

The south east quarter of north west quarter and east half of north east quarter of north west quarter and southwest quarter of north east quarter of northwest quarter of section eighteen (18) in township seventeen (17) north range fourteen (14) east, of the Indian Meridian, containing in all 70 acres, more or less, according to the Government survey thereof, and warrant the title to the same.

To have and to hold, the premises above described, together with all rights and claims of homestead and exemption of the said first party, their heirs or assigns therein, to said The Deming Investment Company, and to its successors and assigns forever, Provided, nevertheless, and these presents are made by said first party upon the following covenants and conditions, to-wit:

And the said first party covenants and agrees;

First. That they are lawfully seized in fee of the premises hereby conveyed; that they have good right to sell and convey the same as aforesaid; that the said premises are free and clear of all encumbrances; and that they and their heirs, executors and administrators will forever warrant and defend the title, to the said premises against all claims and demands.

Second. That said first party will pay to said second party or order the sum of thirty five hundred dollars, with interest thereon from April 28th, 1924, until due at the rate of six per cent per annum, payable semi-annually, on the first day of May and November, in each year, and in accordance with one certain promissory note of the said first party with 14 coupons attached, said note and coupons being of even date herewith and bearing interest at the rate of ten per cent ^{um} per annum after maturity, payable semi-annually, and this mortgage secures all renewal, principal or interest notes that may hereafter be given in event of any extension of time for the payment of said principal debt.

Third. That said first party will keep all buildings, fences, and other improvements on said real estate in as good repair and condition as the same are at this date, and shall permit no waste.

Fourth. The first party hereby agrees to pay, before the same shall become delinquent, all taxes, charges or assessments assessed or levied under the laws of this State, and of the United States of America, upon the above described property, or any part thereof, or any interest therein, or upon this mortgage, except the mortgage registration tax, and should the first party fail to pay any such taxes, charges or assessments, as above specified, and allow the same to become delinquent, the holder may, at its option, pay such delinquent taxes, charges or assessments, and such interest or costs as may have accumulated thereon by force of law, and the amount so paid, with interest thereon at 10 per cent per annum, from the date of such payment, shall be secured by the lien of this mortgage, and be collected by foreclosure hereof, and such payment shall not be a waiver of the breach of the foregoing condition.

Fifth. The first party agree to procure and keep in force, insurance against loss by fire, lightning and windstorm, in the sum of none dollars, on the buildings