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to-wit: All of lot number twelve (12) and thirteen (13) in Block number six (6) of Middleton and Taylor's addition to the townnow, City of Collinsville, Oklahoma, according to the recorded plat thereof, and all improvements thereon, and all right, title, estate and interest of said grantors in and to said premises, including all homestead rights, which are hereby expressly waived and released, together with all rents of said property, with full power and authority to collect the same in case the conditions of this mortgage become broken in any particular, and with all and singular the tenements, hereditaments and appurtenances thereto belonging.

COMPARED

To have and to hold the same unto said party of the second part, its successors and assigns forever. Said parties of the first part hereby covenants with said party of the second part its successors and assigns, that at the delivery hereof they are the true and lawful owners of the said premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that they will warrant and defend the same against the lawful and equitable claims of all persons whomsoever.

Provided always, and these presents are upon the express condition that, whereas, the said party of the second part at the special instance and request of said parties of the first part, loaned and advanced to E. B. Nelms and his wife Vada H. Nelms, the sum of two thousand dollars,

And whereas, said parties of the first part agree with the said party of the second part, its successors and assigns to pay all taxes and assessments, general and special, against said lands and improvements thereon, when due, and to keep said improvements thereon, good repair, and to keep the buildings thereon constantly insured in such company or companies as said second party may designate, and the policy or policies of insurance constantly transferred to said party of the second part, its successors or assigns, and also to keep said lands and improvements thereon free from all statutory lien claims of every kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, its successors or assigns, may pay such taxes and assessments and may effect such insurance for such purpose, paying the costs thereof, and may also pay the final judgment for any statutory lien, claims, and may invest such sums as may be necessary to protect the title or possession of said premises including all costs, and for the repayment of all moneys so expended, together with the charges thereon as provided by the Constitution and By-Laws of the said Association, these presents shall be security.

And whereas the said E. B. Nelms and his wife, Vada H. Nelms, did on the 20th day of October, 1923, make and deliver to the Farm and Home Savings and Loan Association of Missouri, their note or obligation, which is made a part hereof, and is in word and figures as follows: to-wit;

COPY OF NOTE OR OBLIGATION.

Nevada, Mo. October 20th, 1923.

For value received, we promise to pay to the Farm and Home Savings and Loan Association, of Missouri, the following sums of money, viz: The sum of twenty two and 40/100 dollars, the same being the monthly dues on the 20 shares of the capital stock of said Association, represented and evidenced by the certificate thereof numbered 62810 this day pledged by us to said Association to secure a loan of two thousand dollars, and the sum of fifteen dollars, the same being the interest due monthly upon said sum so borrowed by us.

And we promise to pay said Association at its Home office at Nevada, Missouri, all of said sums of money, amounting in the aggregate to thirty seven and 40/100 dollars, on the 20th day of each and every month, and continue such monthly payments for a term of 32