

My commission expires Feb. 22nd, 1925. (Seal)

E. M. Chandler, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Oct. 22, 1923, at 4:35 o'clock P.M. and recorded in Book 479, Page 263.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

242794 C.M.J.

OKLAHOMA FARM MORTGAGE.

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I received \$500 and issued Receipt No. 2123 therefor in payment of mortgage tax on the within mortgage.

Dated this 22 day of Oct. 1923

W. W. Stackey, County Tre.

State of Oklahoma, party of the first part, in consideration of the sum of Five Thousand 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, have Mortgaged, and hereby Mortgage, unto said THE DEMING INVESTMENT COMPANY, its successors and assigns, the following described premises, situated in the County of Tulsa in 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:

South West Quarter of North West Quarter of Section Sixteen (16) and the East Half of North East Quarter and East Half of South West Quarter of North East Quarter and South Half of North West Quarter of North East Quarter and North East Quarter of North West Quarter of North East Quarter of Section Seventeen (17) all in Township Twenty (20) North, Range Fourteen (14) East of the Indian Meridian, containing in all 170 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 thereon, 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:

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 clear of all incumbrances; 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 Five Thousand and No/100 Dollars, with interest thereon from October 15<sup>th</sup> 1923, 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 10 coupons attached, said note and coupons being of even date herewith and bearing interest at the rate of ten per cent 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