

Form 2 - OKLAHOMA REAL ESTATE MORTGAGE

DORSEY Printing Company, Stationers, Dallas, Texas - 11/21

Know All Men by These Presents:

THAT Marion C. Duncan and Mary Duncan, his wife
 party of the first part, in consideration of the sum of ninety DOLLARS,
 in hand paid, do hereby Sell and Convey unto THE INTER-STATE MORTGAGE TRUST COMPANY, party of the second part, the following described premises, situated
 in the County of Tulsa, State of Oklahoma, to-wit:

Lot no nine (9) in Block no Five (5) in Stanberry
Addition to the City of Tulsa, as shown by the recorded
plat thereon.

of the Principal Meridian, containing in all acres, more or less, according to Government survey.

The intention being to Convey hereby an absolute title in fee simple, including all rights of homestead, to HAVE AND TO HOLD the premises above described, with
 all the appurtenances thereunto belonging, unto the said THE INTER-STATE MORTGAGE TRUST COMPANY, and to its successors or assigns, forever.

PROVIDED ALWAYS, And these presents are upon the express condition, that if the said party of the first part, their heirs, executors, or administrators shall pay
 or cause to be paid to the said THE INTER-STATE MORTGAGE TRUST COMPANY, its successors or assigns, the sum of ninety
 DOLLARS, on the day of March, 1909, with interest thereon at the rate of ten
 per cent per annum, payable semi-annually after maturity and until the same is fully paid, according to the tenor and effect of the installment promissory note
 of said party of the first part, bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect.

The said first party for himself, his heirs, assigns, executors or administrators, covenants and agrees with the second party that he is lawfully seized of the above
 described premises, and has good right to Convey same; that he will not commit or suffer waste on said premises; that he will pay all taxes and assessments levied
 upon said real estate before same becomes delinquent; that he will at once, without delay, cause the buildings upon said premises situate, to be insured or re-insured
 against loss by fire, in amount of \$ 600. (the insurance company or companies to be subject to approval of second party), and he will continue and maintain
 such insurance without intermission so long as the note hereby secured remains unpaid, and shall deliver the policy or policies properly assigned or pledged to said second
 party, and in the event of loss said second party shall have power to collect such policy or policies and apply the proceeds thereof to the payment of the debt herein
 secured; that if the maker of the note hereby secured shall fail to pay either principal or interest within thirty days after due, or shall fail to perform any of the covenants
 herein stipulated, the note herein secured may thereupon at the option of the holder, and his option only, without notice, be declared due and payable, and this Mortgage
 may thereupon be foreclosed; that in case of default in the performance of any covenant herein stipulated, he will pay interest on the note herein secured, at the rate of
 10 per cent per annum from date thereof until the final payment; that he hereby waives all benefit of the stay, valuation and appraisal laws of the State of Oklahoma.

SIGNED This 10th day of March A. D. 1909

Marion C. Duncan
Mary Duncan

IN PRESENCE OF:

C. D. Coggeshall

State of Oklahoma,

County of Tulsa County ss.BEFORE ME, A Notary Public, in and for said County and State, on this 10th day of March, 1909personally appeared Marion C. Duncan and Mary Duncan, his wifeto me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their

free and voluntary act and deed for the uses and purposes therein set forth.

(real)
 My commission expires April 14 - 1911

Residence

Tulsa, Okla.

C. D. Coggeshall
 Notary Public.

FILED FOR RECORD This 10 day of Mar, 1909 at 3 o'clock 40 minutes P.M.

By _____ Deputy.

real

W. H. McKay
 Register.