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June 4

Lots 19, 20, 23, 24, 27, 28, 31, 32, 35, 36, 37, 38, 39 and 40 in block BB,
 six (6) and lots 19, 20, 23, and 24 in Block eleven (11) in Carbondale
 Deputy

Talass County, Oklahoma, according to the recorded plat thereof

with all the improvements thereon and appurtenances thereunto belonging and warrant the title of the same. This mortgage is given to secure the principal sum of eight hundred fifty & no/100 dollars, with interest thereon at the rate of 10 per centum per annum payable semi-annually from date, according to the terms of one certain promissory note described as follows, to-wit: One promissory note dated January 23rd, 1924 in the sum of \$850.00 due one year after date, bearing interest at the rate of 10 percent per annum from date, until paid, payable semi-annually, said note signed by the said M. A. Blackburn and made in favor of the said T.B. Coulter;

First: The mortgagors represent that they have fee simple title to said land, free and clear of all liens and encumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemptions, and waive the appraisal of said lands in case of sale under foreclosure.

Second. If said mortgagor shall pay the said indebtedness both principal and interest, according to the tenor of said note as the same shall mature, and shall keep and perform all the covenants and agreements in this mortgage, then these presents shall become void; otherwise to remain in full force and effect.

Third: Said mortgagors agree to pay promptly when due and payable all taxes and assessments that may be levied within the state of Oklahoma, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien; and part further to pay any tax, assessment or charge that maybe levied, assessed against or required from the holder of said mortgage and note as a condition to maintain or of enforcing or enjoying the full benefit of this mortgage, or the collection of said indebtedness, and will pay any and all labor and material liens whether created before or after this date that are lawfully charged against said premises.

And will also keep all buildings erected and to be erected upon said lands, insured against loss and damage, by tornado and fire with insurance approved by the mortgagee herein in the sum of \$_____ as a further security for said debt, and assign and deliver to the mortgagee all insurance upon said property to be by it collected, as its interest may appear. In case said mortgagor shall fail to pay any such taxes, assessments, charges, labor or material liens or insurance, then the holder of this mortgage and the debt secured hereby may pay said taxes, assessments, insurance, charges and liens, and said mortgagor agree to repay upon demand the full amount of said advances with interest thereon, at the rate of ten per cent per annum from the date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

Fourth. Mortgagor agrees to pay promptly when due all interest or principal payments on all prior encumbrances if any upon said lands, and if mortgagor or their successors in the ownership of the land herein mortgaged, default in payment of either principal or interest of any prior encumbrance, the holder of the note secured by this mortgage may pay off such prior encumbrance in full, or the amount due thereon whether principal or interest, or may pay off the entire prior encumbrance in full, and mortgagors agree forthwith to repay same with interest at the rate of ten per cent (10%) per annum from date of such advancement, and the lien of this mortgage shall extend to and protect such advances and interest and if the same be not paid within thirty (30) days from date of advancement, the holder of the note secured hereby may at any time thereafter proceed to foreclose this mortgage and all the indebtedness secured by said note shall become at once due and payable at the option of the holder thereof.

Non-compliance with any of the agreements made herein by the mortgagors shall cause the