

#253570 EG

M O R T G A G E;

KNOW ALL MEN BY THESE PRESENTS;

That May Carbutt, a widow party of the first part,, in consideration of the sum of Two Hundred Fifty and No/100 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;

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northwest Quarter NW $\frac{1}{4}$) less the right-of way of the M, K, & T, Railroad, all in Section Thirteen(13) Township Eighteen (18) North, Range Fourteen (14) East,

of the Indian Meridian, containing in all 117 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 abovedescribed, with all the appurtenances thereunto belonging, into the said The Inter-State Mortgage Trust Company and to its successors or assigns, forever,

PROVIDED ALWAYS. and these presents are upon the express conditions , 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 Two Hundred Fifty and no/100 Dollars 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 one 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 become delinquent; that he will at once, without delay, cause the buildings upon said premises situate, to be insured or re-insured loss by fire, in the amount of \$ (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 thereto 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 appraisement laws of the State of Oklahoma.

The said party of the first part, for himself, his heirs, representatives and assigns, hereby expressly agrees that in case of foreclosure of this mortgage as hereinbefore provided, he will pay to the plaintiff or other party foreclosing this mortgage, a reasonable attorney fee, therefor; such fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further charge and lien upon the premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in