

Cora VanWormer, party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lots 11, 12, 15, 16, 19, 20, 23, and 24, Block twelve
 Lots 14, 15, 18 and 19, Block four,
 Lots 6, 7, 10, 11, 16, 17, 24, 25, 32, 33, Block five,
 Lots 17, 18, 21, 22, 29 and 30, Block six,
 (Lots 17, 18, 21 and 22, Block eleven.)

All of Carbondale, Tulsa County, Oklahoma, with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same. This mortgage is given to secure the principal sum of seventeen hundred seventy ^{Five and no/100} dollars, with interest thereon at the rate of ten per centum per annum, payable semi-annually from date, according to the terms of three certain promissory notes described as follows to-wit: One note dated November 21st, 1924, for \$250.00 payable to Cora VanWormer, due six months after date with ten per cent interest from date; and, one note dated November 21st, 1924, for \$425.00 payable to Cora VanWormer, due one year after date with ten per cent interest from date, payable semi-annually; and one note dated Nov. 21, 1924, for \$1100.00, to Cora VanWormer, due in 18 months with ten per cent interest payable semi-annually.

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 appraisalment of said lands in case of sale ^{under} foreclosure.

Second: If said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said notes 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 further to pay any tax, assessment or charge that maybe levied, assessed against or required from the holder of said mortgage and notes as a condition to maintain or of enforcing or enjoying the full benefit of the lien 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 mortgagors 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 mortgagors 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: Mortgagors agree to pay promptly when due all interest or principal payments on all prior encumbrances if any upon said land and if mortgagors 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 notes secured by this mortgage may pay off such prior encumbrances 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

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