

MORTGAGE AND OIL LEASE RECORD.

Form 3

DORSEY Printing Company, Dallas, Texas—1429

COMPARED

OKLAHOMA REAL ESTATE MORTGAGE.

IN CONSIDERATION OF One Thousand DOLLARS,
Minerva Ellis, nee Wilson + Ernest Ellis, her husband
 of Tulsa County, State of Oklahoma, Mortgagors, hereby Grant, Bargain, Sell, Convey and Mortgage unto
Avery Investment Company

Mortgagee, the following described real estate, situated in Tulsa County, Oklahoma, to-wit:
Southwest Quarter of the Southwest Quarter, and the South half
of the Northwest quarter of the Southwest quarter and the West
half of the Southeast quarter of the Southwest and the
Northwest quarter of the Southeast quarter of the Southwest
quarter, Section 25, Township 20 North, Range 13 East,
containing 90 acres, more or less, according to the U. S.
Government Survey thereof.

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 exemption, appraisalment, stay and redemption.

PROVIDED, That whereas said Mortgagors Minerva Ellis, nee Wilson + Ernest Ellis
her husband
 are justly indebted unto said Mortgagee in the principal sum of One Thousand DOLLARS,
 for a loan thereof made by said Mortgagee to said Mortgagors and payable according to the tenor of One certain principal note, executed by said Mortgagors,
 bearing even date herewith, payable to the order of said Mortgagee on the first day of August 1911, with interest from date until default or
 maturity, at the rate of Six per cent. per annum, and after default or maturity, at the rate of ten per cent. per annum, payable semi-annually, both before
 and after maturity, the installments of interest until maturity being evidenced by Ten coupons attached to said principal note, and of even date herewith,
 and payable to the order of said Mortgagee, both principal and interest being payable at American National Bank, Hartford, Connecticut If said Mortgagors
 shall pay the aforesaid 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 of this mortgage, then these presents to become void; otherwise to remain in full force and effect.

Said Mortgagors agree to pay 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, or upon the mortgage or the note or debt secured hereby; and, further, to pay any tax,
 assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or
 enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said Mortgagors shall fail to pay any such taxes, assess-
 ments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said Mortgagors agree to repay
 upon demand the full amount of said advances, with interest at the rate of ten per cent. per annum from date of such advancement, and this mortgage shall be a
 further lien for the repayment thereof.

The Mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to
 maintain both fire and tornado insurance upon all buildings in a company satisfactory to the Mortgagee or assigns, in a sum not less than _____

Dollars, payable in case of loss to Mortgagee or assigns, upon the mortgage indebtedness, all insurance
 policies to be delivered unto Mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the Mortgagors authorize the
 holder hereof to repair any waste, and to take out policies of insurance—fire, tornado, or both—should Mortgagors default in so doing, and to advance the money
 therefor; and to repay such advances with interest at the rate of ten per cent. per annum; Mortgagors pledge themselves, and the lien of this Mortgage shall
 extend thereto.

Non-compliance with any of the agreements made herein by Mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof,
 and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to
 collect the same and foreclose this mortgage, the institution of such suit being all the notice required. Should it become necessary to collect the debt secured by
 suit, or should the holder of the note so elect, then the sum of Fifty DOLLARS,
 as attorney's fees for collecting same shall be allowed, to be taxed as other costs in the suit.

WITNESS our hands this First day of August 1911
 Executed and Delivered in the presence of:

Minerva Ellis, nee Wilson
Ernest Ellis

State of Oklahoma,
Tulsa County } ss.

BEFORE ME, A Notary Public in and for said County and State, on the 23rd day of August 1911, personally appeared
Minerva Ellis, nee Wilson and Ernest Ellis, her husband
 to me well known to be the identical person who executed the 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.

WITNESS MY HAND AND OFFICIAL SEAL The day and date above written.

My commission expires Jan 13 1914

Lucile Chastain
 Notary Public

FILED FOR RECORD The 23 day of Aug A.D. 1911 at 4⁴⁵ o'clock P. M.

By _____ Deputy.

(Seal)

H. C. Walkley

Register of Deeds.