

ship Eighteen (18) , Range Thirteen (13), said term of lease to begin on the 1 day of January, 1909, and to continue three (3) years subject to the conditions and restrictions hereinafter specified and set forth.

In consideration of said leasing and renting, the said W. C. Clinton binds himself and promises to pay to the said Annie Ryal as rent for said property the sum of Twenty Five Dollars, to be paid November 1st, 1909. and Twenty Five Dollars January 1, 1910, and twenty Five Dollars January, 1/ 1911.

The said W. C. Clinton agrees to take good care of said property, and to repair any damage done the same through his carelessness or neglect, at his own expense, and at the expiration of this lease to deliver up said property to the said Annie Ryal in as good condition as the same now is, reasonable wear and tear excepted, and to fence the same with a 3 wire fence at his cost.

The said W. C. Clinton agrees to yield quiet and peaceable possession of said premises to the said Annie Ryal on the termination of this lease.

The said W. C. Clinton may sub-let the said premises, or any part of the same, without the written consent of said Annie Ryal

L. B. Ryal

W. C. Clinton

Annie Ryal

Personally appeared, before me, W. C. Clinton, and acknowledged the execution of the foregoing instrument, this 27, day of January, 1909.

(SEAL)

John L. Reardon, Notary Public.

Filed for record at Tulsa, Okla. Mar. 15, 1909. at 8 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)

COMPARED

# M O T G A G E.

FOR THE CONSIDERATION OF THREE HUNDRED AND NO/100 DOLLARS, the receipt of which is hereby acknowledged, B. M. Crosby and Mary A. Crosby, his wife of Bixby, Tulsa County, State of Oklahoma, first party, hereby mortgage and convey to A. Soderhjelm, of Bixby, Okla., second part, the following real estate situated in Tulsa County, State of Oklahoma, described as follows, to-wit:

All of Lot number Two (2), in Block number Eleven (11) in the original Town of Bixby, Oklahoma, according to said plat on file of said town of Bixby, thereof, together with all rents and profits therefrom and all improvements, appurtenances, now or hereafter in anywise belonging thereto; and the said first party hereby warrants the title thereto against all persons whomsoever. this mortgage is given as security for the performance of the covenants herein and the payment to said second party, successors or assigns the principal sum of Three Hundred no/100 Dollars on the first day of September, 1909, with interest thereon at the rate of 8 per cent per annum until maturity, and at ten per cent per annum after maturity, said interest to be paid semi-annually, principal and interest payable at the office of Farmers & Merchants Bank, Bixby, Okla., according to the conditions of One Promissory note of the said B. M. Crosby and Mary A. Crosby, his wife, for said amount made and delivered unto said Second party being of even date herewith, and due as above stated.

The <sup>said</sup> first party shall not commit or suffer waste, shall pay all taxes and assessments upon said property, to whomsoever assessed, including personal taxes before delinquent, shall keep