

## OKLAHOMA REAL ESTATE MORTGAGE.

IN CONSIDERATION OF TWO HUNDRED DOLLARS, Frank S. Bullette and Annie Bullette his wife, of Tulsa County, State of Oklahoma (who will be described and referred to now and hereafter in this instrument in the plural as Mortgagors, whether one or more in number), hereby grant bargain, sell, convey and <sup>convey</sup> ~~confirm~~ unto C. H. Kirshner, mortgagee the following described real estate, situated in Tulsa County, Oklahoma, to-wit:

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5) Township Twenty (20) North, and Range Fourteen (14) East.

The mortgagors represent that they have fee simple title to said land, free and clear of all liens and incumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

Provided, That Whereas said mortgagors are justly indebted unto said mortgagee in the principal sum of <sup>Two</sup> ~~Two~~ Hundred Dollars, for a loan thereof made by the said mortgagee to said mortgagors and payable according to the tenor of one certain principal note executed by said mortgagors, bearing date April 10th, 1909, payable to the order of said mortgagee C. H. Kirshner on the first day of May, 1914, with interest from date until default or maturity, at the rate of <sup>ten</sup> ~~ten~~ per cent. per annum, <sup>and after default or maturity at the rate of ten per cent</sup> 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 therewith, and payable to the order of said mortgagee, both principal and interest being payable at the American National Bank, Hartford Connecticut. If <sup>said</sup> 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 <sup>and</sup> 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 and interest or estate therein, including the interest represented by this mortgage loan, 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 <sup>such</sup> taxes, assessments 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 continuously until this loan is fully paid, both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than Three Hundred 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, <sup>tornado</sup> ~~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 the mortgagors shall cause the