

## LOAN CONTRACT

TO THE DEMING INVESTMENT COMPANY, OSWEGO, KANSAS.

I HEREBY APPOINT you my agent to negotiate for me either in your own name or that of any one whom you may choose, a loan of Ten Thousand Dollars, on 5 years time. Agrees to reduce loan \$750 each 6 Mo. until principal is reduced \$4500, bearing interest at the rate of 6 per cent per annum, payable semi-annually, on the first day of Apr. and Oct. in each year, to be secured by first mortgage on land hereinafter described; note and mortgage to be made payable to any one the lender may desire, with the principal made payable wherever the lender may designate, and on such blanks, i.e., notes and mortgages as the lender may furnish. My land upon which I desire this mortgage loan is as follows, to-wit:

The All of Lot 9 Blk. 59 original Townsite Tulsa, Okla. Sec.....Twp.....Rge.....in.... County, Oklahoma.

As compensation for your services in negotiating this loan, I hereby agree to pay you or the assignee of this contract, the sum of One Thousand Dollars, payable in 4 notes as follows:

\$250.00 Due Oct. 1st, 1909; \$250. due Apr. 1st, 1910; \$250. due Oct 1st, 1910. \$250. due Apr. , 1st, 1911. to bear 10 per cent interest from maturity until paid, and be secured by second mortgage on the above described land, subject only to the principal loan of Ten Thousand Dollars.

I further agree to furnish and pay all expenses of Abstract of Title to the property offered as security in my application, and as above described. I also agree to pay for the recording the mortgage or mortgages, and each and every other instrument necessary to clear the title of all incumbrances and perfect said title in me. I further agree to pay interest on the money from Apr. 10, '09 or from any date thereafter that the papers in said loan may designate.

And I further agree to pay you as an additional compensation for preparing papers and performing other services (\$ none Dollars. cash, the same to be deducted from the proceeds of this loan.

FOR VALUE RECEIVED, I do hereby promise and agree to pay such actual expenses as you have incurred in the negotiation of the loan and examination of the property and title, if I do not obtain said loan by reason of defects in my title or by reason of my being unable to remove all incumbrances from said land, and if you or any negotiator to whom you apply for me for above loan, notify me of acceptance of said loan, and I am unable or refuse to complete the said loan, then I agree to pay 5 per cent on amount of loan applied for, and all expenses you or the assignee of this contract may have incurred for such refusal or inability to complete said loan.

It is understood that the lender to whom you apply shall have the right to impose all reasonable requirements and conditions in making said loan, and I do hereby authorize you or the assignee of this contract, to receive all money due me on said loan and further authorize you or the assignee of this contract, to pay off to the mortgagee or the Firm or Company which negotiate such loans all incumbrances, leases and liens of every kind on said land, and pay for insurance, taxes on land, expenses of loan, and any other money necessary to be paid to perfect title to said land or any part thereof. And if the loan hereby applied for should not be sufficient to pay off all liens, I agree to pay the deficiency within ten days after said note and mortgage are executed. And if said land is rented under a lease, either verbal or written, at the time the loan applied for is closed, or if said premises are occupied by any other person or child over legal age I agree to obtain and deliver to you the written disclaimer of said tenant or person in favor of lender.

I agree to insure the buildings on said premises and keep them insured against fire,