

OKLAHOMA MORTGAGE.

THIS MORTGAGE, Made this 20th, day of March, in the year 1909, by David C. Alton, a single man of lawful age, of Tulsa County, Oklahoma, mortgagor, party of the first part, and The Union Central Life Insurance Company, a corporation of Cincinnati, Ohio, mortgagee, party of the second part;

WITNESSETH: That the mortgagor mortgage to the mortgagee, the following described real estate situated in Tulsa County, Oklahoma, to-wit:

The North East Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the North West Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Twenty (20), North, of Range Thirteen (13) East of the Indian Meridian, containing in all 60 acres more or less, according to Government Survey thereof, with all improvements thereon and appurtenances thereunto belonging and warrant the title to the same, as security for the payment to it of a debt evidenced by certain promissory notes, executed concurrently with this mortgage by David C. Alton, single, party of the first part, and payable to the party of the second part, or order and bearing the same date as this mortgage, and described further as follows:

One certain promissory note for the sum of Five Hundred Fifty Dollars, (for the principal sum loaned) payable on date therein specified, (or in partial payments prior to maturity in accordance with the stipulation therein) with interest from date until paid at the rate therein specified; interest until maturity being evidenced by interest coupon notes of even date, which draw ten per cent. per annum after maturity, payable annually until paid.

The party of the first part hereby covenants and agrees with the party of the second part as follows:

First:- The party of the first part does hereby release, relinquish and and waive all rights or claims of homestead exemption and does hereby include such rights or claim in this mortgage.

SECOND: To pay all taxes, assessments and charges of every character which are now due or which hereafter may become liens on said real estate; to pay all taxes assessed against ^{the} said second party on the note or debt secured hereby before the same become delinquent and deliver to the second party receipts for the payment thereof. If not paid the holder of this mortgage may elect to pay such taxes, liens or assessments and be entitled to interest on the same at the rate of ten per centum per annum, and this mortgage shall stand as security for the amount so paid with interest.

THIRD: To keep all buildings, fences and other improvements on said real estate in as good repair ^{and condition} as the same are in at this date, and shall permit no waste, and especially no cutting of timber, except for the making and repairing of fences on the place and such as shall be necessary for firewood for the use of the grantor's family.

FIFTH: They further agree, that if any of said notes shall not be paid or there is failure to pay any notes given as evidence of interest on any extension of the time of payment of the debt herein secured, when the same shall be due, or to conform to or comply with any of the foregoing covenants or agreements, the whole sum of money herein secured shall thereupon become due and payable at the option of the second party without notice and this mortgage may be foreclosed.

Sixth: To waive and they do hereby waive all benefits of stay, valuation or appraisal laws of the State of Oklahoma.

Seventh:-The party of the first part hereby agrees to pay to the party of the second part all costs and expenses including attorney's fees to which it may be put in protecting the title herein warranted, or in any suit involving the mortgage security, and also all ex-