REAL ESTATE MORTGAGE.
THIS INDENTURE, Made thisday of the year of our Lord One Thousand Nine Hundred
by and between
of the County ofand State of Oklahoma, partof the first part, and THE TRAVELERS INSURANCE COMPANY, a corporation organized under the laws of the State of Connecticut, having its principal office in the City of Hartford, Connecticut, party of the second part: WITNESSETH, That the said partof the first part, for and in consideration of the sum of
toin hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, hagranted, bargained and sold, and by these presents dogrant, bargain, sell, convey and confirm unto said party of the second part, and to its successors and assigns, forever, all of the following described tract, plece, or parcelof land lying and situated in the County ofand State of Oklahoma, to-wit:
Annual design of the second of
TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part, and to its successors and assigns forever. And the said part of the first part dobereby covenant and agree that at the delivery hereof the lawful ownerof the premises above granted, and selzed of a good and in-
defeasible estate of inheritance therein, free and clear of all incumbrances, and that peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever. PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions, to-wit:
FIRST. Said partof the first partjustly indebted unto the said party of the second part in the principal sum of
Dollars, being for a loan made by the said party of the second part to the said partof the first part and payable
according to the tenor and effect ofcertain negotiable promissory noteexecuted and delivered by the said partof the first part, bearing
date19, and payable to the order of said THE TRAVELERS INSURANCE COMPANY, of Hartford, Connecticut, on the first day of18, at the office of said Company, in Hartford, Connecticut, with interest thereon from date until maturity at
the rate ofper cent. per annum, payable annually, which interest is evidenced bycoupon interest notes of even date herewith, and
executed by the said partof the first part, one (the first) forDollars, due on the first day
of
respectively. Each of said principal and interest notes bear interest after maturity at the rate of ten per cent. per annum, and are made payable to the order of said
THE TRAVELERS INSURANCE COMPANY, at its office in Hartford, Connecticut. SECOND. Said part. of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said land, and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage, on account of said loan, by the State of Oklahoma, or by the County or Town wherein said land is situated, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire
insurance company approved by the party of the second part for the sum of
THIRD. The said partof the first part agree to keep all buildings, fences and other improvements on the said land in as good repair as they now are,
and not commit or allow any waste on said premises. FOURTH. It is further expressly agreed by and between the parties hercunto that if any default be made in the payment of any part of either said principal or interest notes, when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said lonn, or the premium for said fire insurance when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premise, by Receiver or otherwise. FIFTH. It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest notes herein described, and all
renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension. SIXTH. Said part
attorney's fee of
paying time after one year from date hereof. And the said part of the first part, for said consideration, do hereby expressly waive appraisement of said real estate, and all benefit of the homestead exemption and stay laws of the State of Oklahoma. The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.
IN TESTIMONY WHEREOF, The said partof the first part hereunto subscribe nameon the day and year first above mentioned.
Executed and delivered in the presence of
The State of Oklahoma Ss. County of
day of personally appeared
and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that executed the same as
free and voluntary act and deed, for the uses and purposes therein set forth.
WITNESS My hard and official seal. My Commission expires
Filed for Record the
By