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REAL ESTATE MORTGAGE.
THIS INDENTURE, Made thisday of
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
to
and by these presents do grant, 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, piece, or parcel, of land lying and situated in the County of and State of Oklahoma, to-wit:
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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
dohereby covenant and agree that at the delivery hereofthe lawful ownerof the premises above granted, and seized of a good and in-
defeasible estate of inheritance therein, free and clear of all incumbrances, and that
Dollars, being for a loan made by the said party of the second part to the said part of 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
date
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 majurity at the rate of ten per cent, per annum, and are made navable 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 agreeto 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 hereun to 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 loan,
and not commit or allow any waste on said premises. FOURTH. It is further expressly agreed by and between the parties hereun to 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 loan, or the premium for said fire insurance when the same become due, or in case of the breach of any covenant or condition herein condition 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 assigns, san additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, 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 partof the first part hereby agree, in the event action is brought to foreclose this mortgage,will pay a reasonable attorney's fee of
paying time after one year from date hereof. And the said partof the first part, for said consideration, dohereby 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
County of
day of 19 personally appeared
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 hand and official seal.
WITNESS My band and official seal. My Commission expires
Filed for Record theday ofA.D. 19ato'clockM. ByBegister of Deeds,
ByDeputy. Register of Deeds,