

## Real Estate Mortgage Record

WARDEN-BURGLAR-PIG-CRIMINAL-CITY.

FROM  
 COMPARED TO  
 STATE OF OKLAHOMA, Tulsa COUNTY, ss.  
 This instrument was filed for record on the 26 day of  
Oct A. D., 1910, at 8 o'clock A M.,  
 and duly recorded in book \_\_\_\_\_ on page \_\_\_\_\_  
H. E. Privett Register of Deeds.  
 By (seal) Deputy.  
 Fee, \$ \_\_\_\_\_

FOR THE CONSIDERATION OF One hundred ten and no/100 DOLLARS,  
 the receipt of which is hereby acknowledged, J. Bentley, a single man  
 and his wife, of Tulsa County, State of Oklahoma,  
 first party, hereby mortgage and convey to H. P. Ward  
Leonard, Okla. Second part, the following real estate situated in Tulsa  
 County, State of Oklahoma, described as follows, to-wit:

Lots numbered twenty-one (21) and twenty-two (22)  
in Block Thirteen (13) and Lots twelve (12) and thir-  
teen in Block fourteen (14) all in the town  
of Leonard, Oklahoma

together with all rents and profits therefrom and all improvements, appurtenances, now or hereafter in anywise belonging thereto; and the said  
 first party hereby warrants the title thereto against all persons whomsoever. This mortgage is given as security for the performance of the cov-  
 enants herein, and the payment of said second party, successors or assigns the principal sum of

One hundred ten and no/100 Dollars on the first day of May 1911  
 Dollars on the first day of \_\_\_\_\_ 19\_\_\_\_  
 Dollars on the first day of \_\_\_\_\_ 19\_\_\_\_

with interest thereon at the rate of 10 per cent per annum after maturity, and at Ten per cent per annum after maturity, said interest to be  
 paid \_\_\_\_\_ annually, principal and interest payable at the office of Farmers & Merchants Bank, Tulsa, Okla. according to  
 the conditions of the one (1) promissory note \_\_\_\_\_ of the said J. Bentley, a single man  
 for said amount made and delivered unto said second party, being of even date herewith, and due as above stated.

The said first party shall not commit or suffer waste, shall pay all taxes and assessments upon said property, to whomsoever assessed, including  
 personal taxes, before delinquent; shall keep the buildings thereon insured to the satisfaction of said second party for at least (2000)  
 Dollars, delivering all policies and renewal receipts to said second party; and upon the satisfaction of this  
 mortgage will accept from the mortgagee a duly executed release of the same, have it recorded and pay for the recording.

A failure to comply with any of the agreements herein shall cause the whole debt secured hereby to at once become due and collectible, if said  
 second party or assigns so elect, and no demand for fulfillment of conditions broken, nor notice of election to consider the debt due shall be nec-  
 essary previous to commencement of suit to collect the debt hereby secured, or any part thereof, or to foreclose this mortgage. And in case of default,  
 said second party may take immediate possession of said premises; and if suit is commenced to foreclose this mortgage, the said second party shall  
 be entitled to have a receiver appointed to take charge of said real estate during such litigation and the period of redemption from sale there-  
 under, accounting to the mortgagor for the net income, only, applying the same in payment of any part of the debt secured hereby remaining unpaid,  
 and upon sheriff's sale said first party waives the platting of homestead and agrees that said land may be sold in one body. All money paid by second  
 party for insurance, taxes or assessments upon said property, or for taxes which may hereafter be levied upon this mortgage, and expense of con-  
 tinuation of abstract, and all expenses and attorneys fees incurred by said second party and assigns by reason of litigation with third parties to pro-  
 tect the lien of this mortgage, shall be recoverable against said first party, with penalties upon tax sales, and shall bear interest at the rate of Ten per  
 cent per annum, payable semiannually, and be secured by this mortgage as a part of the mortgage debt.

And in case of foreclosure hereof, said first parties hereby agree to pay the sum of \$100.00 Dollars,  
 attorney's fees in such foreclosure suit, to be secured by this mortgage, and for the consideration above hereby expressly waive the appraisalment of  
 said real estate and all benefits of the homestead and stay laws of the state.

Dated this 25th day of October 1910

STATE OF OKLAHOMA, Tulsa COUNTY, ss.

On the 25th day of October A. D., 1910, before me H. E. Privett  
 a Notary Public in and for said County and State, personally appeared J. Bentley, a single man and  
 his wife personally to me known to be the  
 identical person who executed the within and foregoing instrument as grantor, and acknowledged to  
 me that he they executed the same as his free and voluntary act and deed for the  
 uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at Bixby  
 Oklahoma, on the day and date last above written.

H. E. Privett Notary Public.  
 My Notarial Commission expires December 31 1913

STATE OF OKLAHOMA, \_\_\_\_\_ COUNTY, ss.

On the \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_, before me \_\_\_\_\_  
 a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_ personally to me known to be the identical person  
 who executed the within and foregoing instrument as grantor, and acknowledged to me that  
 executed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_  
 on the day and date last above written.

\_\_\_\_\_  
 Notary Public.  
 My Notarial Commission expires \_\_\_\_\_ 19\_\_\_\_