

~~DOBBY PRINTER COMPANY, Dallas, Texas~~

RECEIVED

Garilda M^e Guise, a widow.

of *Tuba*

all of lot One (1) and the north ten feet (10') of lot two (2) in Block One (1) in north Tulsa as is shown by the original Government Plat and survey thereof.

survey, thereof

For value received, I acknowledge satisfaction and payment in full of the
above mortgage, and same is hereby released.

Wm. E. Ostrander
29-13
Jesse Christ. Ostrander
Agent & Clerk

TO HAVE AND TO HOLD The premises above described, together with all rights and claims of Homestead Exemption of the said part 4 of the first part here heirs, executors, administrators or assigns therein, with all the privileges, rights, hereditaments and appurtenances to the said premises and homestead exemption in anywise appertaining and belonging to said Carrie E. Ashwander, her heirs ~~THE DEMING INVESTMENT COMPANY, and to its successors~~ and assigns, forever: Provided, nevertheless, this conveyance is made upon the following covenants and conditions, to-wit:

FIRST. Said first party hereby covenants and agrees, that ^{she} it is

SECOND. That ~~it~~^{she} will pay to said second party or order Two Hundred and sixty (8260.00)

THIRD. That during the continuance in force of this instrument, the said first party will pay all taxes, charges or assessments, general or special, that may be levied upon said real estate by the authority of the town or city in which said real estate is situate, or any part thereof when the same shall become by law due and payable, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or his assigns, and all taxes levied upon said mortgage; and the said mortgagors shall not be entitled to any offset against the sums hereby secured for taxes so paid; and that first party will exhibit once a year, on demand, receipts of the proper persons to said party of the second part, its successors or assigns, showing payment thereof, until the indebtedness hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanics' liens and all other liens, and to preserve and protect the security hereunder against any adverse, superior or intervening claim or interest.

FOURTH. That said first party will keep all buildings, fences, sidewalks and other improvements on said real estate in as good repair and condition as the same are in at this date, and permit no waste, and especially no cutting of shrubbery, fruit or shade trees; that it will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or unfit said premises for general business or residence purposes; that it will permit no unnecessary accumulation of combustible material upon said premises; that it will constantly keep in proper order all pipes, connections, fixtures and attachments of every kind relating to the plumbing for and use of Natural or manufactured gas, or both, water supply and sewerage, furnaces, steam pipes and boilers, so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insulated; the party of the second part reserving for himself and his representatives the right to enter upon and inspect the premises at any reasonable hours and as often as he or they may desire.