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Form 2--(Revised Second)

DORSEY Printing Company, Dallas, Texas--15703

# MORTGAGE.

COMPALED

THIS INDENTURE, Made this 14th day of March in the year of our Lord One Thousand Nine Hundred and twelve between William T. Baird unmarried man of lawful age of the County of Tulsa and State of Oklahoma, of the first part, and The Deming Investment Company of the second part;

WITNESSETH, That the said part Y of the first part in consideration of the sum of Three hundred and seventeen and 25/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold and by those presents do GRANT, BARGAIN, SELL AND MORTGAGE to the said party of the second part, his heirs, administrators or assigns forever, all that tract or parcel of land situated in the County of Tulsa in the State of Oklahoma, described as follows, to-wit: The southerly thirty seven feet and six inches of lot Eight (8) in Block Four (4) north Tulsa Creek, more particularly described as being all that part of said lot Eight (8) lying south of a line thirty seven and one half (37 1/2) feet north of and parallel with the southerly line of said lot Eight (8) according to the official plat and government survey of said north Tulsa.

of the Indian Meridian, containing in all        acres, more or less, according to the Government survey thereof. And it is hereby mutually agreed that in case the party of the second part or its assigns should hereafter appear in any of the land departments or offices of the general Government, or in any court, in order to preserve or protect the title hereinbefore warranted, all costs and expenditures made in that behalf shall be added to the amounts hereby secured and shall bear interest at the same rate, with the appurtenances, rents, issues and profits and all the estate title and interest of said part Y of the first part therein. And the said party Y of the first part does hereby covenant and agree that at the delivery hereof he is the lawful owner        of the premises above granted and seized of a good and indefeasible estate of inheritance therein, and will WARRANT AND DEFEND the title to the same, and that the same is free and clear of all incumbrances of whatsoever kind except a certain mortgage for \$ 1100.00 given to THE DEMING INVESTMENT COMPANY.

THIS GRANT is intended as a MORTGAGE to secure the payment of the sum of Three hundred and seventeen and 25/100 DOLLARS, payable as follows, to-wit: \$ 108.33 Sept 1st, 1911; \$ 106. Mar 1st, 1912; \$ 103. Sept 1st, 1912; \$        1st, 19      ; \$        1st, 19      .

at the office of THE DEMING INVESTMENT COMPANY, Oswego, Kansas, according to the terms of Three certain promissory notes, S this day executed and delivered by the said part Y of the first part to the said party of the second part; and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof or interest thereon when due, or the taxes, or if any installment of principal or interest of any mortgage or lien prior to this are not paid when the same are due and payable, or if the insurance is not kept in force thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said party of the second part, his heirs, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part, his heirs, administrators or assigns; and out of all the moneys arising from such sale to retain the amount due for principal and interest, taxes and penalties thereon, and interest on delinquent taxes at the rate fixed by law, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said part Y of the first part his heirs or assigns. And said mortgagor        further expressly agree        that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose the same, as herein provided, the mortgagor        will pay to said plaintiff fifty dollars as a reasonable attorney's or solicitor's fee therefor, in addition to all other legal costs and statutory fees, said fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further charge and lien upon the said premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action as aforesaid, and collected and the lien hereof enforced in the same manner as the principal debt hereby secured. It is expressly stipulated that upon default herein suit to foreclose this mortgage may be brought in county where real estate mortgaged is situated regardless of residence of mortgagors, or either of them, and all objections to venue of such suit are hereby expressly waived.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and seal        the day and year first above written. Signed, and delivered in the presence of W. E. Rose William T. Baird (SEAL) A. F. Blackburn (SEAL)

State of Oklahoma } ss. Tulsa County } BEFORE ME, W. E. Rose, a Notary Public in and for said County and State, on this 1 day of April 1911, personally appeared William T. Baird unmarried man of and Lawful age to me known to be the identical person        who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. WITNESS My hand and official seal the day and year last above set forth. Not W. E. Rose, Notary Public. My Commission expires July 7 1911.

ASSIGNMENT. For and in consideration of the sum of        DOLLARS to        in hand paid, the receipt of which is hereby acknowledged        do hereby transfer to        the within mortgage and note        thereby secured, without recourse. IN WITNESS WHEREOF        have hereunto set        hand this        day of        19      . STATE OF        County, ss. On this        day of        19      , before me, a Notary Public in and for said County, personally appeared        who is to me personally known to be the identical person        who executed the foregoing assignment, and duly acknowledged the execution of the same to be        voluntary act and deed, for the uses and purposes therein expressed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and date last above written.       , Notary Public. My Commission expires        A. D. 19      .

Filed for Record the 7 day of Apr A. D. 1911 at 3 30 o'clock P. M. By        Deputy. W. E. Rose H. E. Watley Register of Deeds.