

#-not the legal holder of this mortgage may at his option pay such taxes, assessments or installments of principal or interest on charges for insurance as due and payable in the mortgage or on assignment thereof or neglect or refuse to pay; and said a mortgagor to get with interest therein at the rate of 10 per cent per annum payable semi-annually shall be an additional lien upon the said mortgaged property and the same shall be secured by this mortgage; and

#36799 COMPARED

Form 2 (Deming Second)

DURSEY PRINTING COMPANY, DALLAS, TEXAS-15703

MORTGAGE.

THIS INDENTURE, Made this 15th day of December in the year of our Lord One Thousand Nine Hundred and Eighteen between J. B. Rance, Trustee of the County of Texas and State of Oklahoma, of the first part, and

of the second part: WITNESSETH, That the said part 1st of the first part in consideration of the sum of Two Thousand Five Hundred and 00/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has he sold and by these 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 Texas in the State of Oklahoma, described as follows, to-wit:

The North East quarter of Northeast quarter of Section thirty-one (31) & Section (3) of Section twenty-nine (29) & Section (2) of Section thirty-two (32) in Township Eighteen (18) North Range Thirteen (13) East of the Indian Meridian, containing in all 64 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 1st of the first part therein. And the said part 1st of the first part do he hereby covenant and agree that at the delivery hereof he is the lawful owner of 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 \$ 650 given to THE DEMING INVESTMENT COMPANY.

THIS GRANT IS intended as a MORTGAGE to secure the payment of the sum of Two Thousand Five Hundred and 00/100 DOLLARS, payable as follows, to-wit: \$ 1350.00 1st, 19 12; \$ 1350.00 1st, 19 13; \$ 1st, 19 14; \$ 1st, 19 15; \$ 1st, 19 16; \$ 1st, 19 17; \$ 1st, 19 18;

at the office of THE DEMING INVESTMENT COMPANY, Oswego, Kansas, according to the terms of certain promissory note of this day executed and delivered by the said part 1st 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 1st of the first part he heirs or assigns.

And said mortgagor 1st further expressly agrees that 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 1st 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 J. B. Rance, Trustee (SEAL) James B. Rance (SEAL)

State of Oklahoma } ss. Texas County } BEFORE ME, Paul L. Perry a Notary Public in and for said County and State, on this 15th day of December 19 11, personally appeared J. B. Rance, Trustee and as trustee to me known to be the identical person who 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. Paul L. Perry Notary Public. My Commission expires June 12, 1915 (Seal)

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 Paul L. Perry hand this _____ day of _____ 19 ____ STATE OF _____ County of _____ 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 20 day of Dec A.D. 19 11 at 4 o'clock P. M. By (Seal) Deputy. W. H. Walkley Register of Deeds.