

OKLAHOMA REAL ESTATE MORTGAGE.

IN CONSIDERATION OF FIVE THOUSAND (\$5,000.00) Dollars, George Schmidt and Sophronia Schmidt, Husband and wife, of Tulsa County, State of Oklahoma (who will be described and referred to now and hereafter in this instrument in the plural as mortgagors whether one or more in number) , hereby grant, bargain, sell, convey and mortgage unto Thomas F. Galt, mortgagee, the following described real estate, situated in Tulsa County Oklahoma, to-wit.

Lot Seven (7) and the Northerly One Half ($\frac{1}{2}$) of Lot Six (6), being more particularly described as follows: Beginning at a point One hundred (100) feet south of the Northwest corner of Lot Seven (7), thence running East One Hundred and Forty (140) feet to the alley; Thence South Fifty (50) feet; Thence West parallel with the South line of Lot Seven (7) one hundred and Forty (140) feet; Thence North along the West Line of Elwood Avenue to the place of beginning: All in Block Ninety Three (93) in the City of Tulsa, Oklahoma, as shown by the recorded plat thereof, being a tract of land fronting West on Elwood Avenue One Hundred and Forty (140) feet

The mortgagors represents that they have fee simple title to said land, free and clear of all liens and encumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

PROVIDED/ That Whereas said mortgagors are justly indebted unto said mortgagee in the principal sum of Five Thousand (\$5,000.00) Dollars, for a loan thereof made by said mortgagee to said mortgagors and payable according to the tenor of One certain principal note, for \$2500.00 and Five other notes for \$500 each, executed by said mortgagors, bearing date July 1, 1909, payable to the order of said mortgagee, Thomas F. Galt, as follows \$500. Jan 1, 1910; \$500 July 1, 1910; \$500 Jan. 1, 1911; \$500 July 1, 1911; \$500 Jan. 1, 1912; and \$2500.00 payable on on the first day of July 1914., with interest from date until default or maturity, at the rate of 6 $\frac{1}{2}$ per cent. per annum, and after default or maturity, at the rate of ten per cent. per annum, payable semi-annually both before and after maturity, the installments of interest until maturity being evidenced by Ten Coupons attached to said principal note, and of even date therewith, of \$87.50 each and Fifteen of \$17.50 each, and payable to the order of said mortgagee both principal and interest being payable at the Third National Bank St. Louis Mo., if said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said notes, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage, then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Oklahoma, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien, or upon the mortgage or the note or debt secured hereby; and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent. per annum from the date of such advancement, and this mortgage shall be a further lien for the repayment thereof.