

MORTGAGE OF REAL ESTATE.

This Indenture, Made this 22nd day of March 1912, by and between Benjamin F. Rice & Maybelle Rice his wife, of Tulsa County, in the State of Oklahoma, of the first part, and W. S. Eagleton of the second part:

Witnesseth: That the said parties of the first part, for and consideration of the sum of

One thousand (\$ 1000.00) DOLLARS,

to them in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained, Sold, Conveyed, and do by these presents Grant, Bargain, Sell, Convey and Confirm ~~the~~ the said party of the second part, and to his heirs, executors, administrators or assigns, forever, all the following described tract of land, situated in Tulsa in Tulsa County, State of Oklahoma, to-wit:

Lot Sixteen (16) and the South Twenty (20) feet of Lot Seventeen (17) in Block two (2) of Carlton Place, in the City of Tulsa, Oklahoma, according to the official plat and survey thereof

To Have and to Hold the Same, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part, and to his heirs and assigns, forever.

This mortgage is given as security for the performance of the covenants herein, and the payment to

the party of the second part, the principal sum of \$ 1000.00 Dollars,

due to said second party for an actual loan of the said amount on the 22nd day of March 1912, according to the terms and conditions of principal note in the amount of \$ 1000.00 Dollars, dated the 22nd day of March 1912, and accompanying coupon interest notes,

each in the sum of \$ 100.00 Dollars, and bearing the same date, made and executed by the parties of the first part, and they are the owners in fee of the above described premises, and that the same

Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said lands, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the party of the second part, for the sum of \$ 100.00 Dollars, and to

assign the policies to said party of the second part, as his interest may appear, and deliver said policies and renewals to said party of the second part, to be held by him until this mortgage is fully paid, and the said parties of the first part assume all responsibility of proof and care and expense of collecting such insurance if loss occurs. In the event of default by the party of the first part in any payment or payments of taxes, assessments of any kind, or of insurance premiums, party of second part may pay same and such sums so paid shall thereafter draw interest at the rate of 8 per cent. per annum.

It is further expressly agreed by and between the parties hereto, that if any default be made in the payment of any part of either said principal or interest ~~when~~ when the same become due, or in case of default in the payment of any ~~interest~~ taxes or assessments upon said premises, or the premium for said fire insurance, when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal ~~herein~~ herein named, and the interest thereon, shall immediately become due and payable, at the option of the second party, and this mortgage may be immediately foreclosed.

Now if said parties of the first part shall well and truly pay to the said party of the second part, his heirs, executors, assigns, or administrators, the sum of money hereinbefore recited, and all other amounts which may be paid out by said second party or assigns, under the provisions of this mortgage, and all other indebtedness which may be due said party or assigns, at the times herein stipulated then this conveyance shall be null and void, otherwise to remain in full force and effect. And in case of any default in the payment of said indebtedness, or failure of said first party to fulfill any of the stipulations and agreements herein contained, said party of the second part, his heirs or assigns, agents or attorneys, are hereby authorized and empowered to declare the whole indebtedness hereby secured at once due and payable, to take charge of said property on demand without process of law, and proceed with the foreclosure of this instrument as provided by law.

In Testimony Whereof, the parties of the first part have hereunto subscribed their names the day and year first above written.

Benjamin F. Rice
Maybelle Rice

STATE OF OKLAHOMA, } ss. Before me, the undersigned a Notary Public, in and for County of TULSA. said County and State, on this 22nd day of March 1912, personally appeared Benjamin F. Rice and Maybelle Rice his wife to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes herein set forth.

My Commission expires May 3, 1915 Sophia Magnuson Notary Public. (Seal)

STATE OF OKLAHOMA, TULSA COUNTY--AT TULSA, OKLA.

I hereby certify that this Instrument was filed for record in my office on 23 day of Mar 1912, at 11 50 o'clock A. M., and is duly recorded in Record Page 1150 H. E. Walkley Register of Deeds. (Seal)

Does not go to, evidenced by one certain promissory note, executed and delivered to said party of the second part, defined as follows: One note dated March 19, 1912, in the sum of One thousand (\$1000) Dollars, payable on or before three years after date, with interest at the rate of eight per cent. per annum, made and executed by first parties

may be and then of all instruments, as set out and