

## REAL ESTATE MORTGAGE.

COMPARED

This Indenture, Made this twentieth day of January 1910 between C. A. Selby and his wife Olive Gertrude Selby in Tulsa County and State of Oklahoma, parties of the first part, and the FARM AND HOME SAVINGS AND LOAN ASSOCIATION OF MISSOURI, a corporation organized under the laws of the State of Missouri, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Eighteen Hundred DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, convey and confirm unto said party of the second part, its successors and assigns forever, all the following described real estate, lying and situated in the County of Tulsa and State of Oklahoma, to wit:

All of Lot number twelve (12) in Block number two Hundred Five (205) in Woodward Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof. And all improvements thereon

AND ALL the right, title, estate and interest of said grantor/in and to said premises, including all homestead rights, which are hereby expressly waived and released, together with all rents of said property, with full power and authority to collect the same in case the conditions of this Mortgage become broken in any particular, and with all and singular the tenements, hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD THE SAME unto said party of the second part, its successors and assigns forever. Said party of the first part hereby covenant with said party of the second part, its successors and assigns, that at the delivery hereof they are the true and lawful owners of the said premises above granted; and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that they will warrant and defend the same against the lawful and equitable claims of all persons whomsoever.

PROVIDED, ALWAYS, And these presents are upon the express conditions, that whereas, the said party of the second part at the special instance and request of said parties of the first part, loaned and advanced to C. A. Selby and his wife Olive Gertrude Selby the sum of Eighteen Hundred DOLLARS.

AND WHEREAS, Said parties of the first part agree with the said party of the second part, its successors and assigns, to pay all taxes and assessments, general or special, against said lands and improvements thereon, when due, and to keep said improvements in good repair, and to keep the buildings thereon constantly insured in such company or companies as said second party may designate, and the policy or policies of insurance constantly transferred to said party of the second part, its successors or assigns; and also to keep said lands and improvements thereon free from all statutory lien claims of every kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, its successors or assigns, may pay such taxes and assessments, and may effect such insurance for such purpose, paying the costs thereof, and may also pay the final judgment for any statutory lien claims, and may invest such sums as may be necessary to protect the title or possession of said premises, including all costs, and for the repayment of all moneys so expended together with the charges thereon as provided by the Constitution and By-Laws of the said Association, these presents shall be security.

AND WHEREAS, The said C. A. Selby and his wife Olive Gertrude Selby did on the twentieth day of January 1910, make and deliver to the FARM AND HOME SAVINGS AND LOAN ASSOCIATION OF MISSOURI this note of obligation, which is made a part hereof and is in words and figures as follows, to-wit: