

OKLAHOMA REAL ESTATE MORTGAGE.

IN CONSIDERATION OF FOUR HUNDRED DOLLARS, Jacob Young and Carrie Young, 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 C. H. Kirshner, mortgagee, the following described real estate, situated in Tulsa County, Oklahoma, to-wit:

The North West Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) and the North West Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section Thirty Three (33), Township Twenty One (21) Range Thirteen (13) East, and the South half ($\frac{1}{2}$) of the South West Quarter ($\frac{1}{4}$) of the South East Quarter and the North West Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section Four (4), Township Twenty (20) North Range Thirteen (13) East.

The mortgagors represent 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 Four Hundred (\$400.00) Dollars, for a loan thereof made by said mortgagee and payable according to the tenor of one certain principal note executed by said mortgagors, bearing date August 30th, 1909, payable to the order of said Mortgagee C. H. Kirshner, on the first day of September 1914, with interest from date until default or maturity, at the rate of six 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 herewith, and payable to the order of said mortgagee, both principal and interest being payable at American National Bank of Hartford, Conn. If said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said note, 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 and 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 date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagor agrees to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain continuously until this loan is fully paid, both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than --- Dollars payable in case of loss to mortgagee or assigns, upon the mortgaged indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by