

OKLAHOMA FARM MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS:

That on this 14th, day of August 1909 Cilla Anderson and William Anderson, wife and husband of Creek County, and State of Oklahoma, parties of the first part, in consideration of the sum of Thirteen Hundred Dollars to --- in hand paid, by the Deming Investment Company, of Oswego Kansas, party of the second part, the receipt whereof is hereby acknowledged, have mortgaged and hereby mortgage unto the said The Deming Investment Company its successors and assigns, the following premises situated in the County of Tulsa, in the State of Oklahoma, with all the improvements thereon and appurtenances thereto belonging, together with rents, issues and profits thereof, and more particularly bounded and described as follows, to-wit:

The East Half of the North West Quarter and the East Half of the South West Quarter of Section Thirty Three (33) in Township Nineteen (19) North, Range Eleven (11) East of the Indian Meridian, containing in all 160 acres, more or less, according to the Government survey thereof, and warrant the title to the same.

TO HAVE AND TO HOLD the premises above described, together with all rights and claims of Homestead and Exemption of the said party of the first part or assigns therein, to said The Deming Investment Company, and to its successors and assigns forever: Provided, Never theless and these presents are made by said party of the first part upon the following covenants and conditions, to-wit:

THE SAID PARTY OF THE FIRST PART COVENANTS AND AGREES:

FIRST: That it is lawfully seized in fee of the premises hereby conveyed; that it has good right to sell and convey the same as aforesaid; that said premises are clear of all incumbrances; and that it will, and its heirs, executors and administrators shall forever warrant and defend the title to the said premises against all lawful claims and demands

SECOND. That the first party will pay to the said second party or order Thirteen Hundred Dollars, with interest thereon from August 15, 1909, until paid at the rate of six per cent per annum, payable semiannually, on the first day of Feby. and August in each year, and in accordance with one certain promissory note of the said first party, with coupons attached, of even date herewith.

THIRD: That said first party will pay all taxes, charges or assessments levied upon said real estate or any part thereof, when the same shall become due and payable, under the laws of the State of Oklahoma, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or its assigns; and will pay all taxes levied upon said mortgage, and the said first party shall not be entitled to any offset against the sums hereby secured for taxes so paid.

PROVIDED HOWEVER, that the said mortgagee, in case the said party of the first part shall fail, for the term and period of thirty days after the same shall become due, to pay any taxes levied against said mortgagee, its successors or assigns may, at its or their option, pay such taxes.

FOURTH: That said first party will keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date.

FIFTH: That said first party will at once insure the buildings upon said premises against loss by fire, lightning and wind storms, in the amount of \$ None, in insurance companies approved by said second party, for not less than a three year term, and at once deliver all policies to said second party as collateral and additional security for the payment of said debt, interest and all sums secured hereby, each policy having a