

MORTGAGE RECORD, No. 71

SAM'L DODSWORTH BOOK CO., LAWYERS, KAN. No. 20602

STATE OF OKLAHOMA
REAL ESTATE MORTGAGE

COMPT-20

THIS INDENTURE, Made this 11th day of December in the year of our Lord One Thousand Nine Hundred 1911, by and between Mary Anna Rogers and M. E. Rogers of the County of Tulsa and State of Oklahoma, parties of the first part, and Phil C. Kramer party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Five Hundred DOLLARS, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and by these presents do grant, bargain, sell, convey and confirm, unto said party of the second part, and to his successors and assigns, FOREVER, all of the following-described tract, piece, or parcel of land, lying and situate in the County of Tulsa and State of Oklahoma, to-wit:

The northerly half of Lot Two (2) in Block fourteen (14) in the City of Tulsa, 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 successors and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will WARRANT AND DEFEND the same in the quiet and peaceable possession of said party of the second part, him successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, ALWAYS, And this instrument is made and executed upon the following conditions, to-wit:

1. First. Said parties of the first part are justly indebted to the party of the second part, in the principal sum of (\$ 500.00) DOLLARS, being for a loan made by the said party of the second part, to the said parties of the first part, and payable according to the tenor and effect of one negotiable promissory note, executed and delivered by the said parties of the first part, bearing date December 11th 1911, and payable to the order of the said party of the second part, as follows:

One for \$ 500.00 due December 11th 1911.
One for \$ due 19 .
One for \$ due 19 .
All payable at the office of Central National Bank, St. Louis, Mo. with interest thereon from date until maturity or default, at the rate of 10 per cent. per annum, and at the rate of 10 per cent. per annum after default or maturity; payable semi-annually, both before and after maturity, on the 11th days of January and December in each year. The installments of interest until maturity are further evidenced by four coupon interest notes, of even date herewith, and executed by the said parties of the first part, each bearing interest after maturity at the rate of 10 per cent. per annum.

2. Second. The said parties of the first part covenant and agree to pay all taxes and assessments, general and special, and of whatever character whatsoever, on the said premises and any and all taxes or assessments that shall be made upon said loan, or upon the legal holder of said notes and mortgages, on account of said loan, by the State of Oklahoma, or by the county, township or municipality, wherein said real estate is situated, when the same becomes due, and to keep the buildings upon the mortgaged premises insured in some reliable fire and tornado insurance company approved by the party of the second part for the sum of \$ 500.00 and to assign the policies to the said party of the second part, as her interests 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 said parties of the first part assumes all responsibility of proof and care and expense of collecting such insurance if loss occurs.

3. Third. The parties of the first part agree to keep all buildings, fences, and other improvements on said premises in as good repair as they are now, and not to allow or commit any waste on said premises and not to permit any of the improvements to be removed therefrom or to become dilapidated or destroyed.

4. Fourth. 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 notes when the same become due, or in case of default in the payment of any installment of taxes or assessments, upon said premises, or upon said loan, or the premiums of said fire and tornado insurance, when the same become due, or in case of removal of any of the buildings or other improvements from said land, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and the interest thereon, and all sums paid by the party of the second part, on account of taxes or assessments, upon said premises, or upon said loan, or the premiums for fire and tornado insurance, upon said premises, shall become immediately due and payable and this mortgage may be foreclosed immediately, and the party of the second part or any legal holder of this note shall be entitled to recover the principal sum mentioned in said bond, together with interest thereon, from the date thereof at 10 per cent. per annum, crediting any and all interest payments made, if any have been made upon said sum, and the party of the second part, or the legal owner and holder of said note and mortgage, shall be entitled to recover on account of taxes or assessments upon said premises, or upon said loan, or insurance premiums paid by the party of the second part, the full amount so paid, as taxes or assessments, or insurance premiums, together with interest thereon from the date of such payment at 10 per cent. per annum.

And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to party of the second part, or her assigns, as additional collateral security and said party of the second part, or assigns, shall be entitled to possession of the said premises, by receiver or otherwise, at the option of the party of the second part.

It is further agreed and understood that in computing interest upon this loan in accordance with the stipulations of this bond, and this mortgage, such interest shall in no event, nor in anywise directly or indirectly, be computed so as to exceed 10 per cent. per annum.

5. Fifth. It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described, and all renewal, principal or interest notes, that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or interest upon the same during the said time of extension.

6. Sixth. Said parties of the first part, hereby agree in event action is brought to foreclose this mortgage, they will pay an attorney's fee of Ten Dollars (\$10.00) and 10 per cent. of the amount due thereon, and said attorney's fee shall become due and payable when this note is placed in the hands of an attorney for collection, and the sum so due shall become a part of the judgment and shall be secured by a lien of this mortgage and by any judgment or decree rendered thereon.

7. Seventh. Said parties of the first part for the consideration above mentioned hereby expressly waive appraisal of said real estate and the benefit of the stay laws and of the homestead exemptions of the State of Oklahoma.

8. Eighth. It is expressly agreed and understood that the party of the second part shall have the right to pay and discharge at his option any and all liens or incumbrances upon said property prior or superior to this mortgage debt, and upon paying and discharging such lien or incumbrance the party of the second part shall be entitled to recover the same with interest at 10 per cent. upon the amount so paid, from the part of the first part and said sum shall be and become a part of the mortgage debt secured by these notes and may be recovered in the foreclosure thereof at the option of the party of the second part.

IN WITNESS WHEREOF, The said parties of the first part, have hereunto subscribed their names on the day and year first above written.

EXECUTED AND DELIVERED IN PRESENCE OF:

STATE OF OKLAHOMA, } ss.
County of Tulsa
Before me, Phil C. Kramer a Notary Public, in and for said County and State, on this 11th day of December 1911, personally appeared Mary Anna Rogers and M. E. Rogers wife and husband 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 therein set forth.
Witness my hand and official seal on the date last above written.
My commission expires June 21st 1913 Phil C. Kramer Notary Public.
This instrument was filed for record this 11th day of December A. D. 1911 at 9 o'clock AM.
Ed. Wilkey Deputy Register of Deeds.