

Oklahoma First Mortgage.

KNOW ALL MEN BY THESE PRESENTS:

THAT John B. Brown and Lena L. Brown, his wife, of the County of Tulsa and state of Oklahoma, parties of the first part, for and in consideration of the sum of Two Thousand (\$2000.) Dollars to them in hand paid by Virgil R. Coss Mortgage Company, a corporation, of Muskogee, Oklahoma, party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell Convey and Mortgage unto the said Virgil R. Coss Mortgage Company, its successors or assigns, the following described premises situate in the County of Tulsa and state of Oklahoma, to-wit:

The West half of the Northeast quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$) and the Northeast quarter of the Northwest quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$) and the Southwest quarter of the Southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section numbered Twenty four (24) Township numbered Seventeen (17) North, Range numbered Twelve (12) East of the Indian Meridian, containing in all One Hundred Sixty (160) acres of land more or less, according to Government Survey thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the improvements thereon and the appurtenances thereto ^{belonging} or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors or assigns, forever. And the said parties of the first part covenant and agree that at the delivery hereof they are the lawful owners of the premises hereby conveyed, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, whatsoever, and they will warrant and forever defend the title to and possession of the same unto said party of the second part, its successors or assigns, against the lawful claims of all persons whomsoever. This conveyance, however, is intended as a mortgage for the better securing of the said sum of Two Thousand (\$2000) Dollars justly due and owing by the parties of the first part to the said Virgil R. Coss Mortgage Company, its successors or assigns, and evidenced by one certain promissory note, bearing even date herewith and due on the first day of January A.D. 1915, and bearing six per cent interest from date, payable, semi-annually, evidenced until maturity by interest coupon notes thereto annexed, and ten per cent. interest after maturity; given for an actual loan of money.

It is expressly understood and agreed by and between the parties hereto, that this mortgage is the first lien on the premises hereby conveyed, that the parties of the first part will pay the indebtedness hereby secured at the time and place and in the manner provided in said note, and will also pay all taxes and assessments levied against the premises hereby conveyed when due, and will neither commit nor permit any waste upon said premises, or the removal of any building or other improvement ^{thereon} without the written consent of said second party first had and obtained.

Upon payment of said promissory note according to the tenor and effect thereof being well and truly made, then, in such case, this conveyance shall become null and void, and shall be released at the cost of the first parties but in case of failure or default in the payment of said promissory note when due, or any other part thereof, or any interest thereon, at maturity; or in case of default in the payment of any taxes or assessments