

Mortgage.

COMPARED

THIS INDENTURE, made this 21st day of January Nineteen Hundred and ten by and between Louise Miles, a single woman, of the County of Muskogee, State of Oklahoma, hereinafter called the party of the first part, and R.E. Holmes, & Sons, of Winsted, Connecticut, hereinafter called the party of the second, part, witnesseth.

THAT WHEREAS, the said party of the first part is indebted unto the said party of the second part in the sum of Five Hundred Dollars, as is evidenced by one principal note of even date herewith, becoming due as follows, to-wit:

One Note for Five Hundred dollars due February first 1915 with interest at the rate of six per cent per annum payable semi-annually on the first day of February and August in each year, as specified by interest coupons. Said notes draw interest at the rate of eight per cent per annum after maturity, and are payable to said second party, or bearer, at the Hulbut National Bank, Winsted, Connecticut.

Now, Therefore, the said first party in consideration of the premises and for the purpose of securing the indebtedness aforesaid, does hereby grant, bargain, sell and convey unto the said second party, their heirs, and assigns, forever, the following described lands and premises, situate in the county of Tulsa, State of Oklahoma, to-wit:

South half of Northeast quarter of section One (1) Township Nineteen (19) Range Thirteen (13)

To have and to hold the same, together with all the rights, privileges, and appurtenances thereto belonging unto the said second party, their heirs, and assigns, and the said first party hereby covenants that said first party is lawfully seized in fee of said real estate; that the same is free from all encumbrances, and that said first party will warrant and defend the same unto the said second party, their heirs and assigns, against the lawful claims of all persons, and the said first party hereby expressly releases, relinquishes, waived and conveys to said ^{second} party all benefits of stay laws and rights of homestead, appraisement, redemption, or dower in said premises. This conveyance is made, however, for the following purposes.

The said first party hereby covenants and agrees with the said second party as follows.

First: To pay the principal of said loan, and the interest thereon, according to the conditions hereinbefore set forth.

Second, To keep ~~all~~ buildings, fences or other improvements on said real estate in as good repair and condition as the same are at this date, and permit no waste, especially no cutting of timber, except for the making and repairing of fences on the place and such as shall be necessary for firewood for use on the premises.

Third, To keep the buildings ~~now~~ hereafter erected on said land constantly insured in some company satisfactory to said second party or assigns, the holders of said indebtedness, for the insurable value thereof, and the policies assigned and pledged and delivered to said second party and assigns as aforesaid, with full power to demand, receive and collect