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H.C. Walkley Register of Deeds (seal)

MORTGAGE ON REAL ESTATE

COMPARED

THIS INDENTURE, Made this 7th day of January A.D. 1910 between George W. Adams & Minnie E. Adams, his wife, and Chas. H. Adams & Axie Adams of Tulsa, County, in the State of Oklahoma, parties of the first part and Union Trust Company, a corporation of the State of Oklahoma, of Tulsa, Oklahoma, party of the second part.

WITNESSETH, that said parties of the first part in consideration of the sum of One Thousand 00/100 Dollars, the receipt whereof is hereby acknowledged do by these presents grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Five (5) and Six (6) in Block Ninety eight (98) in the City of Tulsa, as per official government plat thereof.

TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

This conveyance is intended as a mortgage to secure the payment of one promissory note of even date herewith. One for \$1000.00 due April 7th, 1910 made to Union Trust Company, or order, payable at its offices in Tulsa, Oklahoma, with ten per cent interest per annum thereon from maturity and five per cent as attorney fees if placed in the hands of an attorney for collection and paid without suit; and an additional attorney's fee of \$50.00 if suit is brought to foreclose this mortgage.

Said parties of the first part hereby covenant that they are owners in fee simple of said premises and that they are free and clear of all incumbrances. That they have good right and authority to convey and encumber the same, and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said part-- of the first part agree---to insure the buildings on said premises in the sum of \$-----for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said parties of the first part to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Now if said parties of the first part shall pay or cause to be paid, to party of the second part, its successors or assigns, said sum of money in the above described note, and shall make and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void, otherwise shall remain in full force and effect. If such insurance is not effected and maintained, or if any or all taxes and assessments which are or may be levied and assessed lawfully against said premises or any part thereof are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum until paid, and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part