

#49842

## MORTGAGE RECORD

## OKLAHOMA FARM MORTGAGE

Know All Men by These Presents, That on this 10th day of March, 1913,  
John Hall and Lavinia Hall  
 Husband and wife  
 of Tulsa County, and State of Oklahoma, part of the first part, in consideration of the sum of  
Four Thousand and Two Hundred Fifty DOLLARS,  
 to them in hand paid, by THE DEMING INVESTMENT COMPANY, of Oswego, Kansas, party of the second part, the receipt whereof is hereby acknowl-  
 edged, 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 Southeast Quarter of Section Ten (10)  
in Township Nineteen (19) North Range Eleven  
(11) East except right-of-way of M & F Rail  
road

of the Indian Meridian, containing in all 15.4 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, NEVERTHELESS, and these presents are made  
 by said party of the first part upon the following covenants and conditions, to-wit:

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 the 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 said first party will pay to said second party or order.

Four Thousand and Two Hundred Fifty DOLLARS,  
 with interest thereon from March 15th 1913, until paid at the rate of 10 per cent. per annum, payable  
 annually, on the first day of March and July in each year, and in accordance with Two

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 pay-  
 able, 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 or the legal holder of this mortgage, 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 mortgaged premises, the 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 storm in the amount of \$ 600.00  
 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 subrogation mortgage clause attached thereto with loss, if any, payable  
 to said second party or assigns, and will so maintain such insurance until said debt is paid, and if default is made therein, then said second party may so insure and re-  
 insure said buildings, acting as agent for said first party in every particular; that every insurance policy on said premises issued before said debt is paid shall be assigned  
 as collateral security to the party of the second part or assigns, as above provided; and, whether the same have been actually assigned or not, they shall, in case of loss,  
 be payable to said second party or assigns to the extent of their interest in said premises; and that said second party or assigns may assign said policies, as  
 agent of said first party, to any subsequent purchaser of said premises; and that, in the event of loss under such policy or policies, the second party shall have, and is  
 hereby specifically given, full power to settle and collect the same, and to apply the amount so collected toward the payment of the indebtedness hereby secured.

SIXTH. That the said first party will immediately repay to the second party, its successors or assigns, all and every such sum and sums of money as it may have  
 so paid for taxes and assessments against said real estate, or upon said mortgage and for insurance and on account of liens, claims, adverse titles and incumbrances  
 on said premises and expenses of perfecting and defending title to said lands, with interest thereon at the rate of ten (10) per cent. per annum from the time said sum or  
 sums of money may have been so advanced and paid, until the same are repaid, except that first party agrees to pay the penalties and the legal rate of interest specified  
 by law on all sums expended for delinquent taxes, and all of which said sum or sums of money, and the interest to accrue thereon, shall be a charge upon said premises,  
 and shall be secured by this mortgage.

SEVENTH. That if the makers of said note or notes, shall fail to pay any of said money, either principal or interest, when due, or in case the said first party shall  
 commit or permit waste upon said premises, or fail to conform to or comply with any one or more of the covenants contained in this mortgage, the whole sum of money  
 herein secured may, at the option of the holder of the note hereby secured, and at its, his or her option only, and without notice, be declared due and payable at once, and  
 this mortgage may thereupon be foreclosed for the whole of said money, interest and costs, together with the statutory damages in case of protest; and the legal holder  
 hereof shall, upon the filing of a petition for the foreclosure of this mortgage, be forthwith entitled to the immediate possession of the above-described premises, and may  
 at once take possession, and receive and collect rents, issues and profits thereof. ~~For value received, the party of the first part hereby waives all benefits of the~~  
~~provisions of the Statute of Oklahoma relating to the foreclosure of mortgages, and this mortgage and notes secured hereby shall be construed and adjudged according to the~~  
~~laws of the State of Oklahoma at the date of their execution.~~

EIGHTH. That in case of a foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose same, the first party will pay to the said plaintiff  
 a reasonable attorney's fee of \$ 4.25, therefor; fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further  
 charge and lien upon the said premises and pay all legal costs of such action.

NINTH. That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take  
 possession and control of the premises described herein, and to collect the rents and profits thereof, under the directions of the court, without the proof required by statute;  
 the amount so collected by such receiver to be applied, under the directions of the court, to the payment of any judgment rendered or amount found due upon the fore-  
 closure of this mortgage.

The foregoing covenants and conditions being kept and performed, this conveyance shall be void; otherwise of full force and virtue.  
 TENTH. In construing this mortgage the words "first party" wherever used shall be held to mean the persons named in the preamble as parties of the first part,  
 jointly and severally.

It is expressly stipulated that, upon default herein, suit to foreclose this mortgage may be brought in any County where the real estate mortgaged is situated, regard-  
 less of residence of mortgagor, or either of them, and all objections to venue of such suit are hereby expressly waived.

First party agrees to pay the fees for recording the release of this mortgage.

IN WITNESS WHEREOF, The said party of the first part hereunto set their hand, the day and year first above written.

Signed and Delivered in the Presence of

James Bouricen

A. L. Berry

Adelia L. Berry

John Hall

Lavinia Hall

John Hall

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John Hall

Lavinia Hall

State of Oklahoma, Tulsa County, ss.

Before me, Adelia L. Berry, a Notary Public, in and for said County and State, on this 11th day of March, 1913,

personally appeared John Hall and Lavinia Hall Husband and wife

to me known to be the identical person 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 the day and year last above written.

My commission expires June 12 - 1915 (not) Adelia L. Berry Notary Public.

State of Oklahoma, Tulsa County, ss.

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State of Oklahoma, County of Tulsa, ss.

Filed for record this 1 day of Apr, A. D. 1913, at 3:25 o'clock P M.

By James Bouricen Deputy (SEAL) Lavinia Hall Register of Deeds.