

COMPARED

OKLAHOMA--CITY MORTGAGE.

For value received, I acknowledge satisfaction and payment in full of the
within mortgage, and same is hereby released.

Signed and acknowledged before me Mar 3-1911
H. C. Wacker
Register of Deeds.

KNOW ALL MEN BY THESE PRESENTS, That on this 20th day of January 1910 Chester A. Lee and Dimie Lee, Husband and wife of Tulsa County, and State of Oklahoma, parties of the first part, in consideration of the sum of One Hundred and Twenty Five (\$125.00) Dollars to them in hand paid, by D. Dawson, of Tulsa, Okla. party of the second part, the receipt whereof is hereby acknowledged, have mortgaged and hereby mortgage unto the said D. Dawson 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:

And undivided one Half (1/2) interest in Lot Ten (10) Block Thirty One (31) in the Owen Addition to the city of Tulsa as is shown by the recorded amended plat thereof.

according to the official plat 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 Exemption of said parties of the first part their heirs, executors administrators or assigns therein, with all the privileges, rights, hereditaments and appurtenances to the said premises and homestead exemption in anywise appertaining and belonging to said D. Dawson and to his heirs successors and assigns, forever:

Provided, Nevertheless, this conveyance is made upon the following covenants and conditions, to-wit:

FIRST. Said first party hereby covenants and agrees, that he is lawfully seized in fee of the premises said hereby conveyed, and that he has good right to sell and convey the same as aforesaid; that the premises are clear of all incumbrances; that it will forever warrant and defend the title to the said premises against all lawful claims and demands.

SECOND. That he will pay to said second party or order One Hundred and Twenty Five Dollars with interest thereon from January 20th 1910, until paid at the rate of 5 per cent per annum, payable annually, on the first day of ___ and ___ in each year, and in accordance with one certain promissory note ___ of the said first party, with attached, of even date herewith.

THIRD. That during the continuance in force of this instrument, the said first party will pay all taxes, charges or assessments, general or special, that may be levied upon said real estate by the authority of the town, or city in which said real estate is situate, or any part thereof when the same shall become by law due and payable, including all taxes, and assessments of every kind and character levied upon the interest therein of the mortgagee or its assigns, and all taxes levied upon said mortgage; and the said mortgagors shall not be entitled to any offset against the sums hereby secured for taxes so paid; and that first party will exhibit once a year, on demand, receipts of the proper persons to said party of the second part, its successors or assigns, showing payment thereof, until indebtedness hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanics' liens and all other liens, and to preserve and protect the security hereunder against any adverse, superior or intervening claim or interest.