

MORTGAGE RECORD

MORTGAGE OF REAL ESTATE.

THIS INDENTURE, Made this twenty third day of April A. D. 1912 between
John M. Ingram, a widower
 of Tulsa County, in the State of Oklahoma, part y 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 part y of the first part in consideration of the sum of
Five thousand and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto 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:

the east half (1/2) of the southeast quarter (1/4) and the southwest quarter (1/4) of the northeast
quarter (1/4) of the southeast quarter (1/4) and the south half (1/2) of the southeast quarter (1/4)
of the northeast quarter (1/4) and the northeast quarter (1/4) of the southeast
quarter (1/4) of the northeast quarter (1/4) of section one (1) and the north half (1/2)
of the southwest quarter (1/4) and the northeast quarter (1/4) of the southeast
quarter (1/4) of the northeast quarter (1/4) of section twelve (12) all in
township twenty (20) north, of range thirteen (13) east, of Indian
Meridian; containing in all 2.0 acres more or less according to the
Government survey thereof, with all improvements thereon and
appurtenances thereunto belonging

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise apper-
 taining, forever.

This conveyance is intended as a mortgage to secure the payment of One promissory note... of even
 date herewith. One for \$ 5,000.00 due five years from date
 made to UNION TRUST COMPANY, or order, payable at its offices in Tulsa, Oklahoma, with six per cent. interest per annum thereon from date
 payable semi-annually, and ten 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 \$ 500.00 if suit is brought to foreclose this mortgage.

Said part y of the first part hereby covenant that he is owner in fee simple of said premises and that they are free and clear of all incumbrances.
 That he has good right and authority to convey and encumber the same, and he will warrant and defend the same against the lawful claims of all persons whom-
 soever. Said part y of the first part agreed to insure the buildings on said premises in the sum of \$ 4,000.00 for the benefit of the mortgagee and
 maintain such insurance during the existence of this mortgage. Said part y of the first part to pay all taxes and assessments lawfully assessed on said premises before
 delinquent.

Now if said part y 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 thereof is not paid when due, or if such insurance is not effected or maintained, or any taxes or assessments are not paid before delinquent, the holder of said note...
 and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt, including attorney's fees and
 to foreclose this mortgage; and shall become entitled to the possession of said premises.

Said part y of the first part waives notice of election to declare the whole debt due, as above stated, and also the benefit of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand the day and year first above written.

STATE OF OKLAHOMA, COUNTY OF TULSA, ss.

Before me, F. L. Quinn, a Notary Public, in and for said County and
 State, on this 23rd day of April 1912 personally appeared
John M. Ingram and
 to me known to be the identical person... who executed the within and foregoing instrument, and acknowledged to me that he executed the same as
his free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and official seal.

My commission expires November 28th 1912 Seal F. L. Quinn Notary Public.

STATE OF OKLAHOMA, COUNTY OF TULSA, ss.

This instrument was filed for record on the 27 day of Apr 1912, at 11:10 o'clock am
 By Seal H. B. Walley Register of Deeds.