

party of the second part, the receipt whereof is hereby acknowledged, has sold, and by these presents does grant, sell, convey and confirm unto the said party of the second part and to her heirs and assigns, forever, all of the following real estate lying and situate in the County of Tulsa, and State of Oklahoma, to-wit:

The south ($\frac{1}{4}$) of the Half of the South East Quarter ($\frac{1}{4}$) of section (22) Twenty two in Township (17) Seventeen North range (12) Twelve East of the Indian Base and Meridian containing Eighty acres be it more or less according to the Government survey thereof.

To have and to hold the same with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and all rights of homestead exemption, unto the said party of the second part, and to her heirs and assigns forever. And the said parties of the first part does hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of Inheritance therein, free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part her heirs and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, and these presents are upon the express condition: That if the parties of the first part their heirs and assigns shall well and truly pay or cause to be paid to the said party of the second part her heirs and assigns the sum of Four hundred dollars with interest thereon at the time and manner specified in one certain promissory note bearing date June 15 due Two years after date executed by the parties of the first part, payable to the order of Ida E. Glenn at Glenpool, as follows: \$400.00 payable June 15th, 1912, with 8 per cent interest from date until maturity, then and in that case these presents and everything herein expressed shall be void, but upon default in the payment of any part of the principal or interest, when the same is due, or any one of said notes at maturity, or upon the failure to pay any and all lawful assessments and taxes upon said premises when the same shall become due and payable, each and all of the several amounts herein secured shall immediately become due and payable and if foreclosure proceedings be instituted hereon the holder shall be entitled to recover \$25.00 attorney fees, all costs of suit, which sum shall be and become an additional lien and be secured by lien of this mortgage, and said parties of the first part hereby expressly waive an appraisalment of said real estate and all benefits of the homestead exemption stay laws of the State of Oklahoma.

And it is hereby further stipulated that during the continuance of this instrument in force, the said parties of the first part shall at all times keep the buildings on said premises insured against loss of damage by fire or tornado in a sum not less than \$100 loss, if any, payable to the said party of the second part as interest may appear.

In Testimony whereof, the said parties of the first part have hereunto set their hands and seal-- the day and year above written.

Mary Myrtle Stewart

A.J. Stewart,

Signed and delivered in the presence of.
