

## MORTGAGE RECORD

## MORTGAGE

This Indenture, Made this ..... day of ..... in the year of our Lord One Thousand ..... between .....

of the County of ..... and State of Oklahoma, of the first part, and THE JEFFERSON TRUST COMPANY, a corporation under and by virtue of the laws of Oklahoma, of the second part:

**Witnesseth,** That the said part ..... of the first part, in consideration of the sum of ..... DOLLARS, to ..... duly paid, the receipt of which is hereby acknowledged, ha ..... sold, and by these presents do ..... GRANT, BARGAIN, SELL AND MORTGAGE to the said party of the second part, its successors or assigns, forever, all that tract or parcel of land situated in the County of ..... and State of Oklahoma, described as follows, to-wit:

Meridian, containing in all ..... acres, more or less, according to the government survey thereof, with the appurtenances and all the estate, title and interest of the said part ..... of the first part therein. And the said part ..... of the first part do ..... hereby covenant and agree that at the delivery hereof ..... the lawful owner ..... of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, and will warrant and defend the same, and that the same is free and clear of all incumbrance of whatsoever kind, except one certain mortgage for \$ ..... made to THE JEFFERSON TRUST COMPANY. This grant is intended as a mortgage to secure the payment of the sum of ..... DOLLARS, payable as follows, to-wit: \$ ..... 1st ..... \$ ..... 1st .....

according to the terms of ..... certain promissory note ..... this day executed and delivered by the said part ..... of the first part to the said party of the second part; and this conveyance shall be void if such payment be made as herein specified. Now if payment is made as provided, this mortgage shall be released at the cost or the mortgagors, which costs they agree to pay, but if said sum of money, or any interest thereon, is not paid when due, or if any taxes or assessments, now or hereafter levied or imposed in said County or State, against said real estate, or upon this mortgage or the notes secured thereby, or if any installment of principal or interest of any mortgage or lien prior to this, are not paid when the same are due and payable, or if default be made in the agreement to keep said property insured, as hereinafter set forth, then, in either of these cases, the sum hereby secured, with the interest thereon, shall immediately become due and payable, at the option of the mortgagee or assigns, without notice. But the legal holder of this mortgage may, at his option, pay such taxes, assessments or installments of principal or interest, or charges for insurance, so due and payable, if the mortgagor ..... or assigns shall neglect or refuse to pay, and said amounts, together with interest thereon, at the rate of 10 per cent. per annum, payable semi-annually, shall be an additional lien upon the said mortgaged property; and the same shall be secured by this mortgage, and it shall be lawful for said party of the second part, its successors or assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement hereby waived, or not, at the option of the party of the second part, its successors or assigns, and the said mortgagee or assigns shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof, and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale; and the overplus, if any there be, shall be paid by the part ..... making such sale, on demand, to the said part ..... of the first part ..... heirs and assigns.

Said mortgagor ..... agree ..... to keep the buildings erected or to be erected on said land insured to the amount of ..... Dollars, to the satisfaction, and for the benefit of the mortgagee or assigns, from this time until said debt and all liens by virtue hereof are fully paid.

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

(SEAL)

(SEAL)

## RELEASE

KNOW ALL MEN BY THESE PRESENTS, That THE JEFFERSON TRUST COMPANY, the mortgagee within named, does hereby acknowledge full payment of the debt by the foregoing mortgage secured, and authorizes the Register of Deeds of ..... County, Oklahoma, to discharge the same of record, the note ..... hereby secured having been cancelled and delivered to the makers thereof.

IN WITNESS WHEREOF, We have hereunto set our hand and corporate seal on this ..... day of ..... 19.....

ATTEST:

THE JEFFERSON TRUST COMPANY,

By .....

STATE OF OKLAHOMA,

County, } ss,

Before me, a ..... in and for said County and State on this ..... day of ..... 19....., personally appeared .....

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its ..... President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at ..... on the day last above written.

My commission expires .....

Notary Public.

STATE OF OKLAHOMA,

County, } ss.

Before me, a ..... in and for said County and State on this ..... day of ..... 19....., personally appeared .....

to me known to be the identical person who executed the within and foregoing instrument and each for themselves acknowledged to me that ..... executed the same as ..... free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at ..... on the day last above written.

My commission expires .....

Notary Public.

This instrument was filed for record on the ..... day of ..... A. D. ..... at ..... o'clock ..... M.

Deputy.

Register of Deeds.