

Filed for record at Tulsa, Okla., Feb 7, 1911, at 8:00 A. M.

H. C. Walkley, register of deeds. (seal)

MORTGAGE.

COMPARED  
This indenture, made this 6th day of February, A. D. 1911, between Len J. Cox of Skiatook, Oklahoma and Liddie Cox his wife, and J. W. Jones and Lila Jones of Skiatook, Oklahoma, witnesseth, that

Whereas, the said Len J. Cox is justly indebted to the said J. W. Jones and Lila Jones in the sum of fourteen hundred fifty dollars, (\$1450.00) which is evidenced by one certain promissory note of even date herewith, to wit:

One note due December, 6, 1911, for \$1450.00.

Now therefore, the said Len J. Cox and Lydia Cox, his wife, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of said note above mentioned, do hereby grant, bargain, sell and convey unto the said J. <sup>Jones</sup> & Lila Jones heirs and assigns forever, the following described real estate to wit:

The northwest ( $\frac{1}{4}$ ) of the northeast ( $\frac{1}{4}$ ) of section twenty five, township twenty two north, range ~~twelve~~ <sup>twelve</sup> east, containing forty acres according to the United States survey thereof., with all the improvements thereon at the present time, or that hereafter may be placed thereon, together with all the privileges and appurtenances thereto belonging.

To have and to hold the above granted, bargained, and described premises unto the said J. W. Jones and Lila Jones heirs and assigns and unto their own proper use, benefit and behoof forever.

And whereas, for the further security of said indebtedness, the said party of the first part, covenant and agree with the said parties of the second part, to keep the improvements on the said property at all times in a state of good repair and constantly insured for the benefit of the said party of the second part, their heirs and assigns, in one or more insurance companies satisfactory to the said parties of the second part, against, fire, lightning or tornadoes. Should the part of the first part make default in the performance of any of these stipulations, the said part of the second part may immediately perform and discharge the same, and all accounts so expended by the said part of the second part, heirs or assigns, in paying said taxes, insurance premiums liens or special assessments or in protecting said title, or making said repairs, shall become a debt due in addition to the indebtedness aforesaid, and secured in like manner by this mortgage, and shall bear interest from the time of the payment thereof at the rate of eight per cent per annum payable on demand.

And for the consideration aforesaid, and for divers other good and valuable considerations, I, Liddie Cox wife of said Len J. Cox, do hereby release and quit claim unto the said J. W. Jones & Lila Jones heirs and assigns, all my right, claim, or possibility of dower in and out of the afore described premises.

Conditioned, however, that if the said Len J. Cox heirs, executors or administrators, shall well and truly pay or cause to be paid to the said J. <sup>Jones</sup> & Lila Jones, executors, administrators, or assigns, the aforesaid sum of money, with interest thereon, according to the tenor of said note then this instrument shall be void, otherwise to remain in full force and effect.

In testimony whereof, we have hereunto set our hands on this the day and the year first above written.