

OKLAHOMA FIRST MORTGAGE.

STATE OF OKLAHOMA,

County, ss.

This instrument was filed in my office  
for record on the 10 day of July A. D. 1909 at 10  
o'clock A. M., and duly recorded in Book \_\_\_\_\_ on page \_\_\_\_\_

Fee, \$

(Seal)

H. B. Nally

Register of Deeds.

Know all Men by these Presents,

That The Mitchell, Everett & Beaver Lumber andDoor Factoryof Tulsa County, State of Oklahoma, part is of the first part, have mortgaged and hereby mortgage toBank of Oklahoma, Tulsa, Oklaparty of the second part, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit:

All of block twenty (20) composed of lots one (1) two (2) three (3) four (4)  
five (5) six (6) seven (7) eight (8) and nine (9) in the Berry Addition  
to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Twenty five hundred and no/100s Dollars,  
due and payable on the 1st day of October 1909, with interest thereon at the rate of ten per cent per annum, payable  
annually from date, according to the terms and at the time and in the manner provided by their certain promissory note given and  
signed by the makers hereof The Mitchell, Everett and Beaver Lumber & Door Co. and payable to the order

of the mortgagee herein, and being for the principal sum of Twenty five hundred and no/100s Dollars.  
All sums secured by this Mortgage shall be paid at the office of G. R. McCULLOUGH & Co., Tulsa, Oklahoma, unless otherwise specified in the note and coupons.

IT IS EXPRESSLY AGREED AND UNDERSTOOD by and between the said parties hereto, that this Mortgage is a first lien upon said premises; that the party of the  
first part will pay said principal and interest at the times when the same fall due, and at the place and in the manner provided in said note, and will pay all taxes and  
assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements  
thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second party, and shall be kept insured for the benefit of the said  
second party or its assigns, against loss by fire or lightning for not less than three thousand Dollars,  
in form and companies satisfactory to said second party, and that all policies and renewal receipts shall be delivered to said second party. If the title to the said premises be  
transferred, said second party is authorized, as agent of the first party, to assign the insurance to the grantee of the title.

Party of the first part and its heirs, executors, administrators and assigns, will warrant the quiet enjoyment of the aforesaid premises to the said party of the  
second part, his heirs, executors, administrators and assigns, and will forever defend the aforesaid premises against the lawful claims and demands of all persons.

IT IS FURTHER AGREED AND UNDERSTOOD that the said second party may pay any taxes or assessments levied against said premises, or any other sum necessary  
to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party, with ten per cent. interest, and that  
every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first  
party an attorney fee of One hundred Dollars, or such different sum as may be provided by said note, which shall be due upon the filing of the  
petition in foreclosure and which is secured hereby, and which the first party promises and agrees to pay, together with expense of examination of title in preparation for foreclosure.  
Any expense incurred in litigation or otherwise, including attorney fees and abstract of title to said premises, incurred by reason of this Mortgage or to protect its liens, shall  
be repaid by the mortgagor to the mortgagee or assigns, with interest thereon at ten per cent. per annum, and this Mortgage shall stand as security therefor.

AND IT IS FURTHER AGREED that upon a breach of the warranty herein, or upon a failure to pay when due any sum, interest or principal, secured hereby, or any  
tax or assessment herein mentioned, or to comply with any requirements herein, or upon any waste upon said premises, or any removal or destruction of any building or other  
improvements thereon without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable at the option of  
the holder hereof, and shall bear interest thereafter at the rate of ten per cent. per annum, and the said party of the second part or its assigns shall be entitled to  
a foreclosure of this Mortgage, and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby; and that immediately upon the filing  
of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to  
the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consent, which  
appointment may be made either before or after the decree of foreclosure; and the holder hereof shall in no case be held to account for any rental or damage other than for  
rents actually received; and the appraisalment of said premises is hereby expressly waived. And all the covenants and agreements herein contained shall run with the land  
herein conveyed.

This Mortgage and the note and coupons secured thereby, shall in all respects be governed and construed by the laws of the State of Oklahoma,

Dated this 1st day of July 1909,  
SIGNED IN THE PRESENCE OF The Mitchell, Everett & Beaver Lumber & Door Factory  
Wm. C. Everett Sec. Chas. A. Mitchell Pres.  
(Cor. Seal)

State of Oklahoma, Tulsa County, ss.BEFORE ME, Notary Public in and for said County and State,

on this 1st day of July 1909, personally appeared Charles A. Mitchell  
and Wm. C. Everett and as the free and voluntary act and deed of said 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 the day and year last above written.

WITNESS my hand and official seal, the day and year above written.

My commission expires

Dec 19/1911

(Seal)

Percy Collins

Notary Public.