

COMPARED

206543 LB

Number 539

OKLAHOMA FIRST MORTGAGE

Dollars \$1500.00

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1500.00 and issued
 Receipt No. 4239 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 16 day of Aug, 1922

WAYNE L. DICKEY, County Treasurer

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 Deputy

KNOW ALL MEN BY THESE PRESENTS; That J. H. SMITH
 and CLARA T. SMITH, his wife of TULSA County, in the
 State of Oklahoma, parties of the first part, have
 mortgaged and hereby mortgage to TITLE GUARANTEE &
 TRUST COMPANY of TULSA, OKLAHOMA party of the second
 part, the following described real estate and premi-

ses, situate in TULSA County, State of Oklahoma, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the
 Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest
 Quarter (SW $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of
 the Southeast Quarter (SE $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Southeast
 Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty (20),

Township Twenty-One (21) North, Range Fourteen (14) East,

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 Fifteen
 Hundred & No/100 Dollars, with interest thereon at the rate of 6 $\frac{1}{2}$ per cent per annum,
 payable semi-annually from Aug. 10, 1922, according to the terms of one certain promis-
 sory note, described as follows, to-wit: One note in the sum of Fifteen Hundred Dollars
 (\$1500.00) dated August 10, 1922, due August 10th, 1929, executed by J. H. Smith and
 Clara T. Smith, his wife, in favor of the Title Guarantee & Trust Company. (Option to
 pay \$100.00 or multiple thereof on principal at interest dates on or after three (3)
 years.) executed by the makers hereof, of even date herewith, due and payable to the
 order of the second party, with interest thereon at the rate of 6 $\frac{1}{2}$ per centum per annum
 until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 14 coupons attached to the
 principal note, principal and interest payable at the place designated in said note and
 coupons. The parties of the first part hereby make the following special covenants to
 and with said party of the second part and their assigns, to-wit:

First. That said first parties will procure separate policies of insurance against fire
 and tornadoes, each in the sum of Fifteen Hundred & No/100 Dollars, and maintain the
 same during the life of this mortgage for the benefit of the mortgagee or their assigns,
 and made payable to the mortgagee or assigns as his or their interest may appear.

Second. That the first parties will pay all taxes and assessments, whether general or
 special, lawfully levied or assessed on said premises before the same become delinquent.

Third. That the said first parties will keep and maintain all improvements on the
 premises in good condition; commit or suffer no waste thereon, and not allow said premi-
 ses to become in a dilapidated condition.

Fourth. Upon any breach of the first, second or third special covenants of this mort-
 gage hereinbefore enumerated, as well as for the failure to pay any part of the indebt-
 edness hereby secured, either principal or interest, at the time the same become due,
 the holder of this mortgage may declare the entire sum or sums secured hereby due and
 payable, without notice and shall be entitled to a foreclosure of this mortgage for the
 satisfaction thereof.

Fifth. In case of default in payment of any insurance premium, taxes or assessments,
 the holder of this mortgage may pay and discharge the same, and all such sums so paid
 shall be secured by the lien of this mortgage and draw interest at the rate of ten per