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By F. Delman, Deputy.

(Seal) O. D. Lawson, County Clerk.

204651 LB COMPARED MORTGAGE--WITH POWER OF SALE

Know all men by these presents that we Joseph E. Yeager and Elnora B. Yeager his wife, mortgagors of the County of Tulsa, State of Oklahoma for and in consideration of the sum of Five Hundred Dollars and no/100 Dollars to us in hand paid by G. C. Packard of Fort Smith in the State of Arkansas, mortgagee, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey, unto the said mortgagee and unto his heirs and assigns the following described Real Estate, situated in Tulsa County, State of Oklahoma, to-wit:

Lot Ten (10), Block Two (2), in East Highland Addition to
the City of Tulsa, State of Oklahoma,

This mortgage is subject to a first mortgage given to The Okla. City Building & Loan Assn., for \$2500.00. TO HAVE AND TO HOLD the same unto the said mortgagee and unto his heirs and assigns forever, with all the privileges and appurtenances thereto belonging. And we the said mortgagors for our heirs, executors, administrators and assigns, covenant with the said mortgagee his heirs and assigns, that we are lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances, that we have good right to sell and convey the same to the said mortgagee as aforesaid and that we will and our heirs, executors and administrators shall forever warrant and defend the title to the said Real Estate against all lawful claims and demands whatever. And I, the said Yeager wife of the said Yeager for and in consideration of said sum of money, do hereby join in this conveyance, and for the consideration aforesaid do hereby release and quitclaim, transfer and relinquish unto said mortgagee and unto his heirs and assigns, all my right, claim or possibility of dower and homestead in or to said lands. The Foregoing Conveyance is on Condition: That, whereas the said mortgagors are justly indebted to the said mortgagee in the sum of Five Hundred and no/100 Dollars for Balance on Lot Ten(10), Block Two (2). evidenced by Thirty two notes for \$15.00 each, and one for \$20.00 all dated July 1st, 1922. The first note is due August 1st, 1922, and one on the first of each month thereafter until all are paid. Notes to draw 8% interest from date. Now, if the said mortgagors shall pay or cause the said notes to be paid, with interest according to the tenor and effect thereof, and all other indebtedness of the mortgagor to the mortgagee, then this instrument to be null and void; otherwise to remain in full force and effect. And it is Hereby Further Stipulated, that during the continuance of this instrument in force the said mortgagors shall at all times keep the State, County and other taxes fully paid, as required by law. And it is Further Stipulated, that in case the said mortgagors shall make default in payment of taxes, then the said mortgagee or his legal representatives may pay such taxes, and the amount so expended therefor with interest at ten per cent per annum from date of such expenditure until repaid, shall be considered a sum, the repayment of which is intended to be hereby secured. And if default be made in payment of said notes, or either of them at maturity, or any interest payment when due, or the taxes aforesaid, or any part of either, or if waste be committed on, or improvements are removed from the land, without written consent of the grantee or his assigns, or if the mortgagor