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Book 411 Page 593

By F. E. Delman, Deputy.

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

COMPARED

207669

LB

Number 551

OKLAHOMA FIRST MORTGAGE

Dollars \$1000.00

TREASURER'S ENDORSEMENT

I hereby certify that I received \$600 and issued
Receipt No. 4546 therefor in payment of mortgage
tax on the within mortgage.

Dated this 20 day of Aug 1922

WAYNE L. DICKEY County Treasurer

Deputy

KNOW ALL MEN BY THESE PRESENTS: That Arthur Libby
and Nancy Libby, 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 South One Hundred Seventy (170) feet of Lots Forty-nine (49)
and Fifty (50) in Block One (1), Rayburn's Subdivision of Lot Three
(3), Section Nine (9), Township Nineteen (19) North, Range Twelve
(12) 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 One Thou-
sand & No/100 Dollars, with interest thereon at the rate of 8 per cent per annum, pay-
able semi-annually from date according to the terms of one certain promissory note,
described as follows, to-wit:

One note in the sum of One Thousand (\$1000.00) Dollars, dated August 29th, 1922, due
August 29th, 1925, executed by Arthur Libby and Nancy Libby, his wife, in favor of the
Title Guarantee & Trust Co. (Option reserved to pay \$100.00 or multiple thereof at any
interest date.)

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 8 per centum per annum until
due, and at the rate of ten per centum per annum after maturity.

This interest before maturity is further evidenced by six coupons attached to the prin-
cipal 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 Two Thousand & 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 premises to be-
come in a dilapidated condition.

FOURTH. Upon any breach of the first, second or third special covenants of this mortgage
hereinbefore enumerated, as well as for the failure to pay any part of the indebtedness
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, with-
out notice and shall be entitled to a foreclosure of this mortgage for the satisfaction
thereof.