

207720 LB

COMPARED

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT A. C. Beatty, a single woman, of Tulsa, Tulsa County, in the State of Oklahoma, party of the first part, has mortgaged and hereby mortgages to William E. Rogers of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situated in Tulsa, Tulsa County, State of Oklahoma, to-wit:

Lot Nine (9) in Block Eleven (11) in Broadmoor Addition to the City of

Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof,

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

This Mortgage is given to secure the principal sum of Five Thousand Five Hundred and no/100 DOLLARS, with interest thereon at the rate of eight per cent. per annum, payable semi-annually from September 1, 1922, according to the terms of one certain promissory note, described as follows, to-wit: of Five Thousand, Five Hundred Dollars, executed by the makers hereof, of even date herewith, due and payable as follows: \$5,500.00 on September First, 1925, to the order of the second party, with interest thereon at the rate of eight per centum per annum until due, and at the rate of ten per centum per annum after due.

The interest before maturity is further evidenced by six coupons attached to the \$5,500.00 note, principal and interest payable at the place designated in said note and coupons, and said principal note and coupons being numbered 1 to 6, inclusive.

The party of the first part hereby makes the following special covenants to and with the said party of the second part and their assigns, to-wit:

FIRST. That said first party will procure separate policies of insurance against fire and tornadoes, each in the sum of not less than Five Thousand, Five Hundred 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 party 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 party will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become 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, 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 cent per annum, provided that such payments by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

SIXTH. In the event of suit being brought to foreclose this mortgage by reason of any default entitling the holder hereof to a foreclosure, an additional sum of \$550.00 for

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 3 30 and issued Receipt No. 4562 therefor in payment of mortgage tax on the within mortgage.

Dated this 21 day of Aug 1922

WAYNE L. BICKLEY, County Treasurer

R. W.

411