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By F. Delman, Deputy

(SEAL)

O. D. Lawson, County Clerk

205903 C. J.

REAL ESTATE MORTGAGE

TREASURER'S ENDORSEMENT
I hereby certify that I received \$ 100 and issued
Receipt No. 205903 therefor in payment of mortgage
tax on the within mortgage.

Dated this 5 day of May 1924
WAYNE L. DICKEY, County Treasurer

Deputy

KNOW ALL MEN BY THESE PRESENTS: That Izorah Gorham
Johnson and M. B. Johnson, her husband, of Tulsa
County, Oklahoma, parties of the first part, have mort-
gaged and hereby mortgage to W. J. Carl party of the
second part, the following described premises, sit-

uated in Tulsa County, State of Oklahoma to-wit:

Lot Twenty Five (25) in Block Seven (7) Hillcrest Addition to the City
of Tulsa, 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 payment of the principal sum of Eight
Hundred and no/100 Dollars, with interest thereon at the rate of 8 per cent per annum,
payable from date, according to the terms and at the time and in the manner provided by
one certain promissory note of even date herewith, given and signed by the makers hereof,
and payable to the order of the mortgagee herein at Tulsa, Okla. on or before April,
5th, 1924

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 times when the same fall due and at the place
and in the manner provided in said notes 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 re-
pair and shall not be destroyed or removed without the consent of the second party,
and shall be kept insured for the benefit of the second party or its assigns, against loss
by fire or lightning for not less than \$1000.00 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.

IT IS FURTHER AGREED AND UNDERSTOOD that the said second party may pay any
taxes and assessments levied against said premises or any other sum necessary to protect
the rights of such party or assigns, including insurance upon buildings, and recover the
same from the first party with ten per cent interest, and that every such payment is se-
cured hereby, and that in case of a foreclosure hereof and as often as any foreclosure
suit may be filed, the holder hereof shall recover from the first party an attorney fee
of \$25.00 and ten per cent upon the amount due, or such different sum as may be provided
for by said notes, which shall be due upon the filing of the petition in foreclosure and
which is secured hereby, 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 there-
on 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