

COMPARED

207988 C. J.

UNITED STATES OF AMERICA
STATE OF OKLAHOMANUMBER
-----TITLE
GUARANTEE and TRUST
COMPANY
TULSA, OKLA.DOLLARS
\$3,000.00OKLAHOMA
FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That walter short and Minnie L. Short, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to J. M. Winters of Tulsa, Oklahoma party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit: The southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14), the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26), all in Township Eighteen (18) North Range Twelve (12) East, AND Lots Forty-seven (47), Forty-eight (48), Forty-nine (49) Fifty (50), Fifty-One (51), and Fifty-Two (52), in Block Eight (8), Frisco Addition to the City of Tulsa, according to the Recorded Plat of said Addition. 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 three thousand & No/100 Dollars, with interest thereon at the rate of 10 per cent per annum, payable semi annually from date according to the terms of one certain promissory note, described as follows, to-wit:

One note in the sum of \$3000.00 dated September 1st, 1922, due September 1st, 1924, executed by walter short and Minnie L. short, his wife, in favor of the title Guarantee & Trust Company.

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 10 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 four 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 three 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 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 mort-

TREASURERS ENDORSEMENT
I hereby certify that I received \$1,000 and issued Receipt No. 4683 therefor in payment of mortgage tax on the within mortgage.
Dated this 5th day of April 1924
WAYNE L. DICKER, County Treasurer