

208772 C.M.J.

## REAL ESTATE MORTGAGE.

## TREASURER'S ENDORSEMENT

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

Dated this 12 day of Sept 1922

WAYNE L. DICKEY, County Treasurer

KNOW ALL MEN BY THESE PRESENTS, That on  
 the 15th day of September 1922, B. M. Bloch  
 and Helena Bloch, his wife of Tulsa County,  
 State of Oklahoma, parties of the first

part, in consideration of the sum of Six Thousand Dollars to them in hand paid by  
 CHARLES E. DENT, party of the second part, receipt of which is hereby acknowledged,  
 do hereby grant, bargain, sell and convey unto said CHARLES E. DENT, his heirs,  
 executors, administrators and assigns, the following premises, situated in the County  
 of Tulsa in the State of Oklahoma, with all the improvements thereon and appurtenances  
 thereunto belonging, together with the rents, issues, and profits thereof, and more  
 particularly bounded and described as follows, to-wit:

Lot Five (5), Block Six (6) of Pouder & Pomeroy Addition to the  
 City of Tulsa, Oklahoma.

according to the official plat thereof, and warrant the title to the same.

TO HAVE AND TO HOLD The above granted premises, with appurtenances, rights  
 and privileges, unto the said CHARLES E. DENT, his heirs, executors, administrators  
 and assigns, forever.

PROVIDED ALWAYS, This conveyance is made upon the following conditions  
 and covenants, to-wit:

FIRST. Said first party hereby covenants and agrees, that he is lawfully  
 seized in fee of the premises hereby conveyed, and that he has good right to sell  
 and convey the same as aforesaid; that the said premises are free and clear of all  
 incumbrances; that he will forever warrant and defend the title to the said premises  
 against all lawful claims and demands.

Second: That he will pay to said second party, or order, Six Thousand  
 Dollars with interest thereon from Sept. 15, 1922 until paid, at the rate of eight  
 per cent per annum, payable semi-annually on the 15th day of March and September in  
 each year, in accordance with two certain promissory notes of the said first party,  
 due September 15, 1924, and September 15, 1927 with interest coupons attached of even  
 date herewith.

Third: That during the continuance in force of this instrument, the said  
 first party will pay all taxes, charges, assessments, rights or impositions, general  
 or special, whether municipal, county, state or federal, that may be levied upon said  
 real estate, when the same shall become, by law, due and payable, and that first party  
 will exhibit once a year, on demand, receipts of the proper persons, to said party of  
 the second part, his heirs, executors, administrators or assigns showing payment there-  
 of, until the indebtedness hereby secured shall be fully paid. The said first party  
 further agrees to constantly keep the said premises free from mechanic's liens and  
 all other liens, and to preserve and protect the security hereunder against any adverse,  
 superior or intervening claim or interest.

Fourth: That said first party will keep all buildings, fences, side-walks  
 and other improvements on said real estate, in as good repair and condition as the  
 same are in at this date, and permit no waste; that he will at no time permit any  
 part of the premises to be used in the conduct of any illegal or disreputable business,  
 or such as will tend to injure or unfit said premises for general business or residence  
 purposes; that he will permit no unnecessary accumulation of combustible material upon