FROM	
	STATE OF OKLAHOMA, TULSA COUNTY as. This instrument was filed for record on the 30
	This instrument was filed for record on the 30 day of NOV. A. D. 192 3 at 4:25 O'clock Pe. M., and duly recorded in Book 419 at page 510
Ť	O. G. Weaver,
EXCHANGE TRUST COMPANY	((SEAL)) County Clerk By Brady Brown, Deputy
TULSA, OKLAHOMA	Fees
THIS MORTGAGE, Made this 30th	lay of November A. D., 192. 5, by and between
R. F. MacArthur and Nellie Y. MacArrh	ur, husband and wife, of Tulsa
ounty, in the State of Oklahoma, as the part LES the first part (hereinal oration, of Tulsa, Oklahoma us the party of the second part (hereinafter c	fter called mortgagors whether one or more), and EXCHANGE TRUST COMPANY, a con
	ose of securing the payment of the sum of
	nowledged, and also the interest thereon, as hereinafter set forth, doby these present
origage unto said party of the second part, its successors and assigns, all	
t One (1) excent the Southerly Righte	en (18) feet, in Block Three (3) of the Origina na, according to the official plat and survey ne Avenue, Tulsa, Oklahoma.
and the control of th	mprovements thereon, the tenements, hereditaments and appurtenances thereunto belonging nissory note, to-witrOneprincipal note, for the sum of \$5,000.00
ate herewith, payable at the office of mortgagee, signed by mortgagors, ission notes executed simultaneously herewith as a part of this transaction. Said mortgagors hereby covenant that they are owners in fee simple stend the same against all lawful claims of any other person. Said mortgagors agree to insure the buildings on said premises against and maintain such insurance during the existance of this mortgage. All pot this mortgage, shall be assigned to the mortgagee as additional security an sole thereon and apply the same to the payment of the indebtedness here in refusal to precure and maintain such insurance or to deliver the policies are improvements on said real estate and the amounts of premiums paid the adshall bear interest until gold at 10% per annum from date of such paym Said mortgagors agree to pay all taxes and assessments lawfully as harges or incumbrances upon said property which are, or may become, pot be promptly made when due or payable, then mortgagee may satisfy mediately be due and payable to it, including all costs, expenses and att mounts so expended or paid shall bear interest at 10% per annum from ceured by this mortgage. It is further understood and agreed that during the term of this mo	are of the same and as evidenced by coupon interest notes attached thereto, all dated of ever and bearing interest at 10% per annum after maturity, payable semi-annually, also all con it and this mortgage shall also secure the payment of any renewals of any such indebtedness of said premises; that the same are free and clear of all incumbrances; and will warrant and these by fire or tornado in the sum of \$6.000.00
or disreputable business or used for a purpose which will injure or render accumulation of combustible material shall be permitted on the premises; it is aid premises shall be kept in a good state of repair so that the same to that damage will not result to the improvements or any portion there esult from any cause propera nd suitable repairs will be immediately don modition as the same are at the present time, ordinary wear and tear except Said mortgagors further expressly agree that in case of foreclosure of vided, attorney fees as provided in any of the notes above described will be or foreclosure and the same shall be a further charge and lien upon said any judgement rendered, and the lien thereof enforced in the same man. Now if said mortgagors shall pay or cause to be paid to said mortgage with the interest thereon according to the terms and tenor of said notes, an erein contained, then these presents shall be wholly discharged and void, of the notes, or any of them, when due, or in case default in the performance thereof the proper purpose of the same and receive and collect according to the terms and tenor of said notes, and nortgage may thereupon be foreclosed immediately to enforce paymen nortages shall, at once upon the filing of petition for the foreclosure of the same and receive and collect according to the torse of the same and receive and collect according to the foree paymen ortages shall, at once upon the filing of petition for the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect according to the foreclosure of the same and receive and collect acco	said premises unfit or less desirable for their present uses and purposes; that no unnecessal hat all fixtures now installed or which may hereafter be installed in or about the improvemen will be useful and suitable for the purposes for which they have been or may be installed are sof from a failure to maintain such fixtures in proper repair, and in case any damage shoute and installed so that the improvements on said premises will be maintained at least as gooted. If this mortgage, and as often as any proceeding shall be taken to foreclose same as herein proper premises and the amount thereof shall be recovered in said foreclosure suit and included here as the principal debt hereby secured, so the successors or assigns, said sums of money specified in the above described notes, together the same shall remain in full force and effect, but if default be made in the payment there of or refusal to observe any of the covenants, agreements or conditions herein contained the option of the mortgage and without notice be declared due and payable at once and the therefy, including interest, costs, charges and fees herein mentioned or contemplated are this mortgage, be forthwith entitled to the immediate possession of the above described prements mortgage, be forthwith entitled to the immediate possession of the above described prements mortgage, the constitute and be an additional lien under the terms of this mortgage, due as above provided and also the benefit of stay, valuation or appraisement laws. All the mortgagors, their heirs, personal representatives and assigns, and shall be for the benefit here. Continue
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r disreputable business or used for a purpose which will injure or render accumulation of combustible material shall be permitted on the premises; it said premises shall be kept in a good state of repair so that the same to that damage will not result to the improvements or any portion there esult from any cause propera nd suitable repairs will be immediately don ondition as the same are at the present time, ordinary wear and tear except Said mortgagors further expressly agree that in case of foreclosure of rided, attorney fees as provided in any of the notes above described will to or foreclosure and the same shall be a further charge and lien upon said any judgement rendered, and the lien thereof enforced in the same man. Now if said mortgagors shall pay or cause to be paid to said mortgage with the interest thereon according to the terms and tenor of said notes, an erein contained, then these presents shall be wholly discharged and void, of the notes, or any of them, when due, or in case default in the performance that the performance of the contained, then these presents shall be wholly discharged and void, of the notes, or any of them, when due, or in case default in the performance that the performance of the same and terms on the same and receive and collect court of proper jurisdiction for such purposes and all costs, charges and sortages shall, at once upon the filing of petition for the foreclosure of sea and may at once take possession of the same and receive and collect court of proper jurisdiction for ouch purposes and all costs, charges and in Said mortgagors waive notice of election to declare the whole debt he covenants, agreements and terms contained herein shall be binding on the firm mortgage, its successors and assigns. IN WITNESS WHEREOF, said part and Nelli entered the same as their free and voluntary act and deep the court of the same as their free and voluntary act and deep the performance of the same as their free and voluntary act and deep the performance of the same as their free and	said premises unfit or less desirable for their present uses and purposes; that no unnecessar hat all fixtures now installed or which may hereafter be installed in or about the improvement will be useful and suitable for the purposes for which they have been or may be installed at cof from a failure to maintain such fixtures in proper repair, and, in case any damage shou tend, this mortgage, and as often as any proceeding shall be taken to foreclose same as herein proper to premises and the amount thereof shall be due and payable upon the filling of the petitic premises and the amount thereof shall be recovered in said foreclosure suit and included nor as the principal debt hereby secured. • It is successors or assigns, said sums of money specified in the above described notes, together, its successors or assigns, said sums of money specified in the above described notes, together as the principal debt hereby secured. • It is a successor or assigns, said sums of money specified in the above described notes, together and shall keep and perform during the existance of this mortgage the covenants and agreement herevise the same shall remain in full force and effect, but if default be made in the payment the option of the mortgage and without notice be declared due and payable at once and that thereof, including interest, costs, charges and fees herein mentioned or contemplated at this mortgage, be forthwith entitled to the Immediate possession of the above described pretice the rents, issues and profits therefrom and if necessary may have a receiver appointed the rents, issues and profits therefrom and if necessary may have a receiver appointed the mortgage, be forthwith entitled to the Immediate possession of the above described pretices incurred shall constitute and be an additional lien under the terms of this mortgage. • The MacArthur Netlie Y. MacAr
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