Mortgage Record No. 419

FROM	STATE OF OKLAHOMA, TULSA COUNTY **.
	of January A.D. 1925 at 4:25 day O'clock P. M., and duly recorded in Book 419 at page 582
	((SEAL)) O. G. Wenver. County Clerk
EXCHANGE TRUST COMPANY	(SEAL) Brady Brown, County Clerk By Brady Brown, County Clerk
TULSA, OKLAHOMA	
	y of January A.D., 192_5, by and between
Robt.E. Adams and Sara E. Ada	
without of the second part (hereinafter cal WITNESSETH, That said part! Sof the first part, for the purpose 170.	se of securing the payment of the sum of
County and State of Oklahoma, to-wit:	
Lot Seven (7) in Block Two (2) in A (19), inclusive, in Block One (1), in Block Two (2), of Cliness Crest Oklahoma, according to the recorded	idams' Subdivision of Lots Five (5) to Wineteen and Lots One (1) to Seventeen (17), inclusive, Addition to the city of Tulsa, Tulsa County, plat thereof.
	provements thereon, the tenements, hereditaments and appurtenances thereunto belonging, ONE 2,500.00 ssory note, to-wit:
nission notes executed simultaneously herewith as a part of this transaction; Said mortgagors hereby covenant that they are owners in fee simple of lefend the same against all lawful claims of any other person. Said mortgagors agree to insure the buildings on said premises against land maintain such insurance during the existance of this mortgage. All polish this mortgage, shall be assigned to the mortgage as additional security and blie thereon and apply the same to the payment of the indebtedness hereby or refusal to precure and maintain such insurance or to deliver the policies to	nd bearing interest at 10% per annum after maturity, payable semi-annually, also all comes, 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 clear of all incumbrances; and will warrant and clear of all incumbrances; and will warrant and clear of the open of the seminary of the mortgage of the property, even though the aggregate exceeds the amount in case of loss under any policy the mortgage may collect all moneys payable and receives secured or may elect to have the buildings repaired or replaced. In case of failure, neglect to the mortgage herein, the mortgage may at its option, without notice, insure or reinsure
and shall hear interest until paid at 10% per annum from date of such paymer. Said mortgagors agree to pay all taxes and assessments lawfully assucharges or incumbrances upon said property which are, or may become, princt be promptly made when due or payable, then mortgagee may satisfy or mmediately be due and payable to it, including all costs, expenses and attornments or expended or paid shall bear interest at 10% per annum from processor. It is further, understood and agreed that during the term of this mort and mortgagors in as good state of repair as the same are at the present time of disreputable business or used for a purpose which will injure or render sanctumulation of combustible material shall be permitted on the premises; the son said premises shall be kept in a good state of repairs of that the same we so that damage will not result to the improvements or any portion thereoresult from any cause propera and suitable repairs will be immediately done condition as the same are at the present time, ordinary went and tear excepted. Said mortgagors further expressly agree that in case of foreclosure of twicked, attorney fees as provided in any of the notes above described will be four foreclosure and the same shall be a further charge and lien upon said, pany judgement rendered, and the lien thereof enforced in the same manner. Now if said mortgagors shall pay or cause to be paid to said mortgagee, with the interest thereon according to the terms and tenor of said notes, and herein contained, then these presents shall be wholly discharged and void, other than the principal sum ereby secured and all interest due thereon may at the entire principal sum ereby secured and all interest due thereon may at the entire principal sum ereby secured and all interest due thereon may at the entire principal sum ereby secured and all interest due thereon may at the entire principal sum ereby secured and all interest due thereon may at the entire principal sum ereby secured and all interest due thereon may at the court	efor shall be secured hereby and shall be deemed immediately due and payable to mortgagee not. eased on said premises before delinquent and shall satisfy and discharge any and all liens, for claims over the lien of this mortgage and in case such discharge and satisfactoron shall ray such liens, charges or incumbrances. All payments so made by the mortgagee shall ray such liens, charges or incumbrances. All payments so made by the mortgagee shall may fees in connection therewith, whether brought about by litigation or otherwise, and all payment until reimbursment is made and shall be additional liens upon said property and gage all buildings, fences, sidewalks and other improvements on said property shall be kept as and that no waste shall be permitted; that the premises shall not be used for any illegal aid premises unfit or less desirable for their present uses and purposes; that no unnecessary at all fixtures now installed or which may hereafter be installed in or about the improvements it lie be useful and suitable for the purposes for which they have been or may be installed and if from a failure to maintain such fixtures in proper repair, and in case any damage should and installed so that the improvements on said premises will be maintained at least as good d. This mortgage, and as often as any proceeding shall be taken to foreclose same as herein propaid to said mortgages. Said fees shall be due and payable upon the filing of the petition remises and the amount thereof shall be recovered in said foreclosure suit and included in ras the principal debt hereby secured. Its successors or assigns, said sums of money specified in the above described notes, together shall keep and perform during the existance of this mortgage the covenants and agreements erwise the same shall remain in full force and effect, but if default be made in the payment ee of or refusal to observe any of the covenants, agreements or conditions herein contained, e option of the mortgage and without notice be declared due and payable a
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