

## MORTGAGE RECORD No. 425

BLACK PRINTING CO. - TULSA

FROM

GUM BROTHERS COMPANY  
TULSA, OKLAHOMA

STATE OF OKLAHOMA, TULSA COUNTY ss.

This instrument was filed for record on the 25th day  
of Jan. A. D. 1923 at 1/30  
O'clock P. M., and duly recorded in Book 425 at page 103

(SEAL) O. G. Weaver

(SEAL)

By Brady Brown

County Clerk.

Deputy

Fees

THIS INDENTURE, Made this 24th day of January, 1923  
between Phillis N. Wiggins and Agnes M. Wiggins his wife,of Tulsa County, State of Oklahoma, part<sup>188</sup> of the first part, mortgagor<sup>8</sup>, and GUM BROTHERS COM-  
PANY, a corporation, of Oklahoma City, Oklahoma, party of the second part, mortgagee:  
WITNESSETH, That said part<sup>98</sup> of the first part, for and in consideration of the sum of  
Five thousand Dollars,  
to them, in hand paid by the party of the second part, the receipt of which is hereby acknowledged, do by these presents grant  
bargain, sell, convey and mortgage unto the said party of the second part, its successors and assigns forever, all the following described real  
estate, situated in Tulsa County and State of Oklahoma, to-wit:Lot Five, in Block Nineteen, of  
the Amended Plat of Block Eighteen, Nineteen  
and Twenty, in Orcutt addition to the city of  
Tulsa, according to the recorded plat thereof.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$422 and issued  
Receipt No. 7422 in payment of mortgage  
tax on the within mortgage.Dated this 25 day of Jan. 1923  
WAYNE L. DICKEY, County Treasurer

Deputy

TO HAVE AND TO HOLD THE SAME, together with all rents and profits therefrom, and with all and singular the tenements,  
hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said  
party of the second part, and to its successors and assigns forever. And the said part<sup>188</sup> of the first part do hereby covenant and  
agree that at the delivery hereof, they are the lawful owner<sup>8</sup> of the premises above granted, and seized of  
a good and indefeasible estate of inheritance therein, free and clear of all encumbrances; that the y. ha. ve a good right and authority  
to convey and encumber the same; and that they will WARRANT AND DEFEND the same in the quiet and  
peaceable possession of said party of the second part, its successors and assigns, forever, against the claims of all persons whomever.This conveyance is intended as a mortgage, and is given as security for the performance of the covenants herein, and the payment  
to said GUM BROTHERS COMPANY, its successors or assigns of the principal sum of Five thousand Dollars, payable as follows:

\$150. on the 1st day of July, 1923;	\$150. on the 1st day of January 1924;
150. on the 1st day of July, 1924;	150. on the 1st day of January 1925;
150. on the 1st day of July, 1925;	150. on the 1st day of January 1926;
150. on the 1st day of July, 1926;	150. on the 1st day of January 1927;
150. on the 1st day of July, 1927;	3,650. on the 1st day of January 1928;

according to the terms and conditions of the One promissory note made and executed by  
Phillis N. Wiggins and Agnes M. Wiggins part<sup>188</sup> of the first part, bearing even date  
herewith, with interest thereon from date at the rate of 6 1/2 per cent per annum payable semi-annually, and with interest  
after maturity at the rate of ten per cent per annum, as provided in said notes.And it is hereby further agreed and understood that this mortgage secures the payment of all renewal, principal or interest notes  
that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the  
interest upon the same during the said time of extension.  
IT IS HEREBY AGREED that all covenants and stipulations in these presents contained shall bind the heirs, executors, administrators  
and assigns of the Mortgagor and shall inure to the benefit of and be available to the successors and assigns of the Mortgagee. It is  
further agreed that granting any extension or extensions of time of payment of said note either to the makers or to any other person,  
or taking of other or additional security for payment thereof, or waiver of or failure to exercise any right to mature the whole debt under  
any covenant or stipulation herein contained shall not in any wise affect this mortgage nor the rights of the Mortgagee hereunder, nor  
operate as a release from any personal liability upon said note nor under any covenant or stipulation herein contained. And further  
the Mortgagors do hereby expressly covenant, stipulate and agree as follows