

MORTGAGE RECORD No. 425

BLACK PRINTING CO. TULSA

230576 U.M.J.

FROM

GUM BROTHERS COMPANY
TULSA, OKLAHOMA

STATE OF OKLAHOMA, TULSA COUNTY ss.

This instrument was filed for record on the 15 day
of May A. D. 1923 at 3:00
O'clock P. M., and duly recorded in Book 425 at page 196(SEAL) O. G. Weaver,
By Brady Brown, County Clerk.
Fees DeputyTHIS INDENTURE, Made this 14th day of May, 1923
between Gerald F. Benedict and Frankie M. Benedict, his wife,of Tulsa County, State of Oklahoma, parties of the first part, mortgagor, and GUM BROTHERS COM-
PANY, a corporation, of Oklahoma City, Oklahoma, party of the second part, mortgagee:
WITNESSETH, That said part 1st of the first part, for and in consideration of the sum of
Sixty-five Hundred 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 Russell and Sill's Resubdivision of
Lots Fifteen and Sixteen, in Block Twenty-eight,
in Park Place Addition to the City of Tulsa,
according to the recorded plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$44.48 and issued a
Receipt No. 9488 therefor in payment of mortgage
tax on the within mortgage.

Dated this 15 day of May, 1923

WAYNE L. DICKEY, County Treasurer

W. J.

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 1st of the first part do hereby covenant and
agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of
a good and indefeasible estate of inheritance therein, free and clear of all encumbrances; that they have 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 whomsoever.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
Sixty-five Hundred Dollars, payable as follows:

\$200.00 on the 1st day of November, 1923;	\$200. on the 1st day of May, 1924;
200.00 on the 1st day of November, 1924;	200. on the 1st day of May, 1925;
200. on the 1st day of November, 1925;	200. on the 1st day of May, 1926;
200. on the 1st day of November, 1926;	200. on the 1st day of May, 1927;
200. on the 1st day of November, 1927;	4,700. on the 1st day of May, 1928;

according to the terms and conditions of the one promissory note made and executed by Gerald F. Benedict
and Frankie M. Benedict part 1st of the first part, bearing even date
herewith, with interest thereon from date at the rate of 6 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 maker 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 Mortgagor do hereby expressly covenant, stipulate and agree as follows