

(Seal)

A. S. Viner, Notary Public.

My commission 4/19/26

Filed for record in Tulsa, Tulsa County, Oklahoma, Sept. 26, 1922, at 1:30 o'clock
P. M. and recorded in Book 426, Page 26.

By F. Delman, Deputy. (Seal)

O. D. Lawson, County Clerk.

207853 C.M.J.

M O R T G A G E .

COMPARED. THIS INDENTURE, Made this 31st day of August, 1922 between Ole Peters, a widow, of Tulsa County, State of Oklahoma, party of the first part, mortgagor, and GUM BROTHERS COMPANY, a corporation, of Oklahoma City, Oklahoma, party of the second part, mortgagee:

WITNESSETH, That said party of the first part, for and in consideration of the sum of Two Thousand Dollars, to her in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does 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 Four, in Block One, in Lindsey Addition to the City of Tulsa,
according to the recorded plat thereof.

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 party of the first part does hereby covenant and agree that at the delivery hereof she is 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 she has a good right and authority to convey and encumber the same; and that she 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 Two Thousand Dollars, payable as follows:

\$2000.00 on the 1st day of September, 1927

according to the terms and conditions of the one promissory note made and executed by Ole Peters, party of the first part, bearing even date herewith, with interest thereon from date at the rate of seven 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 eight 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