

COMPARED

212885 C. J..

TREASURER'S ENDORSEMENT

Hereby certify that I received \$ 244 and issued
Receipt No. 2820 therefor in payment of mortgag
on the within mortgage.

Dated this 2 day of May, 1923
WAYNE L. DICKEY, County Treasurer

Deputy

M O R T G A G E

FOR THE CONSIDERATION OF Forty One Hundred
Sixty Seven DOLLARS Ida CONAWAY AND LOREN
CONAWAY, her husband, of Tulsa County,
State of Oklahoma, first parties do hereby
mortgage and convey to LIONEL E. Z. AARONSON,

of Tulsa, Oklahoma, second party, his successors and assigns, the following real estate,
situated in Tulsa County, State of Oklahoma, described as follows, to-wit:

Lot Four (4) in Block Ten (10) Sunset Park Addition to the City of

Tulsa, Oklahoma together with all rents, issues and profits therefrom and
all improvements and appurtenances now or hereafter in anywise belonging thereto; and the
said first parties do hereby warrant the title thereto against all persons whomsoever.

This mortgage is given as security for the performance of the covenants herein,
and the payment to the said LIONEL E. Z. AARONSON, his successors and assigns, the princi-
pal sum of One Thousand Three Hundred eighty-nine Dollars on the 1st day of May, 1923.
One Thousand Three Hundred eighty-nine Dollars on the 1st day of November 1923.
One Thousand Three Hundred eighty-nine Dollars on the 1st day of May 1924.

with interest thereon at the rate of eight per cent per annum until maturity, and at ten
per cent per annum after maturity, said interest to be paid semi-annually, principal and
interest payable at the office of LIONEL E. Z. AARONSON, in Tulsa, Oklahoma, according
to the conditions of the three promissory notes of the said Ida Conaway and Loren Cona-
way, for said amount, made and delivered unto said second party, being of even date here-
with, and due as above stated.

The said first parties shall not commit or suffer waste; shall pay all taxes
and assessments upon said described real property, and all personal taxes before delinquent;
shall keep the buildings thereon insured to the satisfaction of said second party for at
least -----Dollars, delivering all policies and renewal receipts to said second
party, his successors and assigns; and upon satisfaction of this mortgage will accept
from the mortgagee a duly executed release of the same, have it recorded, and pay the cost
of recording.

A failure to comply with any of the agreements herein shall cause the whole
debt secured hereby to at once become due and collectable, if said second party or assigns
so elect, and no demand for fulfillment of conditions broken, nor notice of election to
consider the debt due shall be necessary previous to commencement of suit to collect
the debt hereby secured or any part thereof, or to foreclose this mortgage; and if suit
is commenced to foreclose this mortgage the second party, his successors and assigns, shall
be entitled to have a receiver appointed to take charge of said real estate during such
litigation and period of redemption from sale thereunder, accounting to the mortgagor
for the net income only, applying the same in payment of any part of the debt secured
hereby remaining unpaid.

All money paid by said second party, his successors and assigns, for insurance,
taxes or assessments upon said property, and expense of continuation of abstract, and all
expenses and attorney's fee incurred by said second party and assigns by reason of liti-
gation with third parties to protect the lien of this mortgage shall be recoverable against
said first parties, with penalties upon tax sales, and shall bear interest at the rate of
ten per cent per annum, payable semi-annually, and be secured by this mortgage.

And in case of foreclosure hereof said first parties hereby agree to pay the
sum of Four Hundred Dollars, attorney's fees in such foreclosure suit, to be secured by