

untary act and deed for the uses and purposes therein set forth.

(SEAL) Frank S. Daniel, Notary Public.

My commission expires April 30th, 1924.

Filed for record in Tulsa, Tulsa County, Oklahoma October 30th, 1922 at 3:20 o'clock P. M. and filed for record in book 430 at page 26.

By F. Delman, Deputy

(SEAL) O. D. Lawson, County Clerk.

212576 mbh

COMPARED

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:
TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 22 and issued
Receipt No. 572 therefor in payment of mortgage
tax on the within mortgage.
Dated this 30 of Oct 1922

WILLIAM L. DICKEY, County Treasurer

[Signature]
Deputy

That Michael Sauber and Marie Sauber, his wife, of
Tulsa County, in the State of Oklahoma, parties of
the first part, have mortgaged and hereby mortgage to
Alva J. Niles of Tulsa County, Oklahoma, party of the
second part, the following described real estate and premises, situate in Tulsa
County, State of Oklahoma, to-wit:

Lot One (1) Block ten (10) Fair Acre Addition to the City
of Tulsa according to the recorded plat thereof

with all improvements thereon and appurtenances thereunto belonging, and warrant the
title to the same.

This mortgage is given to secure the principal sum of Fifteen
Hundred (\$1500.00) Dollars, with interest thereon at the rate of ten per cent, per
annum, payable semi-annually from Nov -1-1922 according to the terms of one certain
promissory note, described as follows, to-wit:.....executed by
the makers hereof, of even date herewith, due and payable as follows, \$1500.00 on
November First, 1925, and \$.....on.....First, 191....., to the order of the second
party, with interest thereon at the rate of ten per centum per annum until due,
and at the rate of ten per centum per annum after due.

The interest before maturity is further evidenced by six coupons
attached to the \$1500.00 note andcoupons attached to thenote, principal
and interest payable at the place designated in said note and coupons, and said prin-
cipal note and coupons being numbered 1 to 6.

The parties of the first part hereby make the following
special covenants to and with the said party of the second part and their assigns,
to-wit:

FIRST. That said first parties will procure separate policies
of insurance against fire and tornadoes, each in the sum of Fourteen Hundred
(\$1400.00) Dollars, and maintain the same during the life of this mortgage for the
benefit of the mortgagee or their assigns, and made payable to the mortgagee or
assigns as his or their interest may appear.

SECOND. That the first parties will pay all taxes and assess-
ments, whether general or special, lawfully levied or assessed on said premises,
before the same become delinquent.

THIRD. That the said first parties will keep and maintain
all improvements on the premises in good condition; commit or suffer no waste
thereon, and not allow said premises to become in a dilapidated condition.

FOURTH. Upon any breach of the first, second or third special
covenants of this mortgage hereinbefore enumerated, as well as for the failure to
pay any part of the indebtedness hereby secured, either principal or interest, at