

the State of Oklahoma for the uses and purposes therein set forth.

WITNESS my hand and seal, the date and year last above mentioned.

(SEAL)

O. D. Lawson, County Clerk Tulsa County,

Oklahoma.

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 20, 1922 at 11:45 o'clock A. M.
in Book 450, page 492

By F. Delman, Deputy

(SEAL)

O. D. Lawson, County Clerk

217193 C. J.

UNITED STATES OF AMERICA

COMPARED

STATE OF OKLAHOMA

NUMBER
595

T I T L E
GUARANTEE and TRUST
COMPANY
TULSA, OKLA.

DOLLARS
\$15,000.00

O K L A H O M A

F I R S T M O R T G A G E

KNOW ALL MEN BY THESE PRESENTS:

That NEIL G. GRUBB and LRLAND GRUBB, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to TITLE GUARANTEE & TRUST COMPANY of Tulsa, Oklahoma party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

Lot Seven (7) Block Thirteen (13) Sunset Park Addition to the
City of Tulsa, according to the recorded plat thereof.

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

This Mortgage is given to secure the principal sum of Fifteen Thousand and No/100 Dollars, with interest thereon at the rate of 8 per cent per annum, payable semi-annually from date according to the terms of one certain promissory note, described as follows, to-wit:

Note Dated December 20, 1922, due December 20, 1924 for \$15,000.00 with
interest at the rate of 8% payable semi-annually.

executed by the makers hereof, of even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 8 per centum per annum until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 4 coupons attached to the principal note, principal and interest payable at the place designated in said note and coupons.

The parties of the first part hereby make the following special covenants to and with 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 twenty-two thousand and No/100 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 assessments, 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

I hereby certify that I received \$15,000.00 and issued
 Receipt No. 595, therefor in payment of mortgage
 tax on the within mortgage.
 Dated this 21 day of Dec. 1922.
 WAYNE L. EIGHT, County Treasurer
 R.W.