

In witness whereof, I have hereunto set my hand and affixed - - seal the day and year first above written.

R. J. Irwin.

State of Oklahoma }  
County of Tulsa )

Be it remembered, that on this 19th day of December, in the year of our Lord one thousand nine hundred and 22, before me, a Notary Public, in and for said County and State, personally appeared R. J. Irwin to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes thereinset forth.

In witness whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires March 31, 1925.

(SEAL) Iva Latta, Notary Public.

Filed for record in Tulsa County, Okla. on Dec. 19, 1922, at 4:55 P.M. and duly recorded in book 432, page 1, By F. Deiman, Deputy, (SEAL) O.D. Lawson, County Clerk.

-----  
COMPARED

216957 - BH

MORTGAGE.

For the consideration of nine hundred dollars William S. Cochran and Bess S. Cochran, his wife of Tulsa County, State of Oklahoma, <sup>first</sup> parties do hereby mortgage and convey to Gum Brothers Company, a corporation of Oklahoma City, Oklahoma, second party, its successors and assigns, the following real estate, situated in Tulsa County, State of Oklahoma, described as follows, to-wit:

Lot seven in Block four, in Stonebraker Heights addition to the City of Tulsa, according to the recorded plat thereof.

Subject to prior mortgage of \$8000.00 to Gum Brothers Company together with all rents 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 Gum Brothers Company, a corporation, its successors and assigns, the principal sum of Nine hundred dollars, according to the terms and conditions of the two promissory notes made and executed by said William S. Cochran and Bess S. Cochran bearing even date herewith, and with interest thereon according to the terms of said notes, the last of said notes maturing on the 1st day of January, 1924.

The said first parties shall not commit nor suffer waste; shall pay all taxes and assessments upon said described real property, and any taxes or assessments made upon said loan or the legal holder of said note and mortgage on account of said loan, to whomsoever assessed, including personal taxes, before delinquent, except the mortgage registration tax provided by the laws of the State of Oklahoma, which shall be paid by the mortgagee; shall keep said premises free from all judgements, mechanics' liens and all other statutory liens of whatsoever nature; shall pay for expense of abstract and all expenses and attorney's fees incurred by the second party or its assigns by reason of litigation with third parties to protect the lien of this mortgage, and shall pay promptly when due the interest on or principal of any prior mortgages on said premises, shall keep the buildings upon said premises insured against loss by fire, lightning, wind storms, cyclones and tornadoes, and in such other forms of insurance as may be required by said second party or assigns, in an amount satisfactory to said second party or assigns, in insurance companies approved by said second party, delivering all