

Savannah, Chatham County, Georgia, as party of the second part.

Witnesseth, that the said party of the first part has mortgaged and hereby mortgages to the said second party, its successors and assigns, the following described real estate and premises, situate in the County of Tulsa, State of Oklahoma, to-wit:

Lot number three (3) in Broadmoor Heights
addition to the City of Tulsa, Tulsa County,
Oklahoma;

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

This mortgage is given to secure a loan of Ten Thousand (\$10,000.00) dollars this day made by said party of the second part to said party of the first part, evidenced by the note and contract obligation of said Tulsa Realty Investment Company of even date herewith, conditioned to pay said association on or before the last business day of each and every month until sixty (60) monthly payments have fallen due and been paid, the sum of two hundred eight and 20/100 (\$208.20) dollars (which is made up of the sum of one hundred sixty six & 60/100 (\$166.60) dollars as installments of principal, and forty one and 60/100 (\$41.60) dollars as installments of interest upon said loan,) and to secure all other covenants and conditions in said note and contract set forth, reference to the same being hereby expressly made.

It is expressly agreed and understood by and between the said parties hereto that this mortgage is a first lien upon said premises, that the said party of the first part will pay the said installments of principal and interest when the same fall due and at the place and in the manner provided in said note and contract, and will pay all taxes and assessments against said land and premises when the same are due each year, and will not commit or permit any waste upon said premises, that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without consent of said second party, and shall be kept insured for the benefit of said second party, or assigns, against loss by fire or storms in the sums respectively set out in said note and contract, in form and companies satisfactory to second party, with loss under said policies payable to said second party, and that all policies and renewals of same shall be delivered to said second party. If the title to said premises be transferred, said second party is authorized as agent of the first party to assign the insurance to the grantee of the title.

It is further agreed and understood that said second party may pay any taxes and assessments levied against said premises or any part thereof, or any other sum necessary to preserve the priority of this mortgage and to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party, with ten per cent interest, and that any such payment shall be secured hereby the same as if specifically described herein; and that in case of a foreclosure hereof, and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first party an attorney's fee equal to ten per cent of the total amount for which such foreclosure is filed or had, which shall be due upon the filing of the petition of the petition in foreclosure, and which is secured hereby and which the first party promises and agrees to pay, together with all costs, including expenses of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise, including attorney's fees and an abstract of title to said premises, incurred by reason of this mortgage, or to protect its lien, shall be repaid by the mortgagor, to the mortgagee, or assigns, with interest thereon at ten per cent per annum, and this mortgage shall stand

I hereby certify that I received \$
Receipt No. _____
tax on the within mortgage.
Dated this _____ day of _____, 1922.
WAYNE L. DICKER, County Treasurer

I hereby certify that I received \$
Receipt No. 2483
tax on the within mortgage.
Dated this 29 day of Dec. 1922.
WAYNE L. DICKER, County Treasurer