

218999 C. J. COMPARET

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 5.00 and issued
 Receipt No. 7199 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 13 day of Jan 1923

WAYNE L. DICKEY, County Treasurer

W. L. Dickey
 Deputy

OKLAHOMA REAL ESTATE MORTGAGE

THIS INDENTURE, Made this 10th day of January in the
 year One thousand Nine Hundred and twenty-three, by
 and between Mabel Bunnell and Dan Bunnell, her husband,
 of Tulsa County, Oklahoma, hereinafter mentioned as
 first party (whether one or more than one), and

Leonard & Braniff, a corporation, hereinafter mentioned as second party.

WITNESSETH, the first party has mortgaged and does hereby mortgage to the second
 party, its successors and assigns, the following described real property and premises situate
 in Tulsa County, State of Oklahoma, to-wit:

the South fifteen (15) feet of Lot One (1), and all of Lot Two (2), and

the North five (5) feet of Lot Three (3), in Block Eleven (11), in

Park Hill Addition to Tulsa, Oklahoma, as shown by the amended plat thereof,

being premises now known as No. 332 North Santa Fe Avenue.

together with all improvements thereon and appurtenances thereunto belonging or in anywise
 appertaining, and warrants the title to the same.

This mortgage is given to secure the performance of the covenants hereof and the
 payment of the principal sum of Five thousand (\$5,000.00) Dollars, according to the terms and at
 the times and in the manner provided in one promissory note, made and executed by the first
 party to the order of the second party herein, bearing even date herewith with interest thereon
 from the date thereof at the rate of six and one-half per centum per annum, payable semi-
 annually, which interest is evidenced by coupons thereto attached, which principal sum is
 payable in installments and on the dates as therein specified with the privilege of partial
 payments prior to maturity in accordance with the stipulations therein.

It is expressly agreed and understood by and between the parties hereto that this
 mortgage is a first lien upon the said premises and that the first party will pay said princi-
 pal and interest at the time and in the manner provided in said notes and that the first party
 will pay all taxes and assessments against said land immediately upon the same becoming due and
 will not commit or permit any waste upon said premises; that the buildings or other improvements
 thereof shall be kept in good repair and shall not be destroyed or removed without the consent
 of the second party or its assigns; and the first party agrees to keep said premises unceasingly
 insured during the life of this mortgage against fire, lightning, and tornado, for not less
 than Five Thousand dollars, in form and companies satisfactory to second party or its assigns,
 and that all policies for such insurance and any insurance now or hereafter written covering
 said premises shall be immediately after the execution thereof delivered to the second party
 or its assigns, and all policies covering expired insurance shall be delivered to second
 party or its assigns at least thirty days before the expiration date of such expiring insurance,
 all of such policies to have mortgage clause of a form satisfactory to second party or its
 assigns attached. If the title to said premises be transferred, the second party or its assigns
 is authorized as agent for the first party to assign the insurance to the grantee of the
 title, without any duty, however, on the second party or its assigns so to do.

It is further understood and agreed that in event any taxes or assessments against
 said premises become delinquent or any other sums become due, the payment of which is necessary
 to protect the property or the rights of the second party or assigns, or in the event of the
 failure to procure and keep in force insurance as herein provided the second party or its
 assigns may pay any such taxes or assessments or sums necessary, or procure and pay for such
 insurance, (but there is no obligation upon the second party or its assigns so to do); and
 the first party agrees to repay the same immediately with interest at 10%, which sums so
 expended and interest shall be a lien on the real property above described and secured hereby.