

WITNESS my hand and official seal the day and year above set forth.

My commission expires July 18th 1925

(SEAL)

G. J. Patterson, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 15, 1925 at 1:00 o'clock P. M. in Book 454, page 219

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

219112 G. J. COMPARED

FIRST MORTGAGE ON REAL ESTATE

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2.00 and issued Receipt No. 1217 therefor in payment of mortgage tax on the within mortgage.

Dated this 15 day of Jan 1925

WAYNE L. DICKEY, County Treasurer

Deputy

THIS MORTGAGE, Made this 25th day of October, A. D.

1922, by and between J. B. Kellogg and Lorena V.

Kellogg, his wife of the County of Tulsa, State of

Oklahoma, hereinafter called first party, and

PEOPLES HOMES CORPORATION, organized under the laws

of the State of Oklahoma, having its principal office at Tulsa, Oklahoma, hereinafter called second party.

WITNESSETH: That first parties have mortgaged and hereby mortgage to second party, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit:

Lot Five (5) in Block Six (C) College Addition to the City of Tulsa, Tulsa

County, Oklahoma, according to the recorded plat thereof

together with all improvements and appurtenances now or hereafter to be placed thereon; and they warrant title to same.

This mortgage is given to secure the principal sum of \$2,000.00, payable according to the terms of a certain promissory note in words and figures as follows:

FIRST MORTGAGE NOTE

\$2,000.00

Tulsa, Oklahoma, October 25, 1922

For value received we do hereby promise to pay to Peoples Homes Corporation of Tulsa, Oklahoma, or order on or before the 10th day of May 1929 the sum of two thousand and no/100 dollars with interest thereon from date hereof, at the rate of eight per centum (8%) per annum, payable monthly and computed on even one hundred dollar balances; monthly instalments of \$54.35 payable beginning on the 10th day of November 1925, and on the 10th day of each month thereafter.

J. B. Kellogg

Lorena V. Kellogg

First parties hereby covenant and agree to pay all taxes and assessments of whatever character on said land, and all taxes and assessments that shall be made upon this loan, or upon the legal holder of said note and mortgage on account of said loan, by the state of Oklahoma, or by the county or town wherein said land is situated, when same shall become due, except mortgage tax; and to keep the buildings upon the mortgaged premises insured in some reliable insurance company approved by second party against loss or damage by fire, lightning, tornado and wind storm in the sum of \$2,500.00 and to assign the policies to second party and deliver said policies and renewals to second party, to be held by it until this mortgage is fully paid, and first parties assume all responsibility of proof and expense of collecting such insurance if loss occurs.

First parties agree to keep all buildings, fences and other improvements on said land in as good repair as they now are, and shall not commit or allow any waste of said premises.

That if default shall be made in the payment of instalment of taxes or assessments upon said premises, or upon said loan, or for local improvements, or for other purposes, or the premium on said insurance when same becomes due, or in case of breach of any covenant or