

7-434

and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date above mentioned.

My commission expires on the -----day of Feb'y 28, 1925

(SEAL) V. A. Kinnison, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feby. 9, 1923 at 4:20 o'clock P. M.
in Book 434, page 627

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

221425 C. J.

UNITED STATES OF AMERICA
STATE OF OKLAHOMA

COMPARED

NUMBER
626

TITLE
GUARANTEE and TRUST
COMPANY
TULSA, OKLA.

DOLLARS
\$1250.00

O K L A H O M A

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

I hereby certify that I received 1,44 dollars
Record No. 7687 thereon as payment of mortgage
tax on the within mortgage.
Dated this 9 day of Feb 1923
WAYNE L. DICKEY, County Treasurer

KNOW ALL MEN BY THESE PRESENTS:

That Cecile Cooper and C. A. Cooper, her husband of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to TITLE GUARANTEE & TRUST CO., 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 Five (5), Block Two (2), Ozark Heights Addition to the City of Tulsa, Tulsa County, Oklahoma 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 One Thousand, Two Hundred, Fifty 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 for \$1250.00, executed by Cecile Cooper and C.A. Cooper to the TITLE GUARANTEE & TRUST CO., dated February 9th, 1923, with interest at 8%, payable semi-annually, and due February 9th, 1926.

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 six 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 Fifteen Hundred and no/100 (\$1500.00) 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 mort-