

WITNESS my hand and official seal.

My commission expires Sept. 11th, 1926. (Seal) E. E. Bateman, Notary Public

*Filed for record in Tulsa County, Oklahoma, June 2, 1925 - 10:40 AM and recorded May 23, 1925 by Clerk of Court, Tulsa County, Oklahoma.*  
232274 C.M.J.

TREASURER'S EMPLOYMENT MORTGAGE. COMPARER.

I hereby certify that I received \$ 20.00 and issued  
Receipt No. 1849 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 2 day of June 192 5.  
WAYNE L. DICKEY, County Treasurer

*W. J.*  
Deputy

FOR THE CONSIDERATION of Ten Hundred Twenty Dollars  
Chauncy D. Evans, a widower, of Tulsa County,

State of Oklahoma, first party does hereby

mortgage and convey to GUM BROTHERS COMPANY, a

corporation of Oklahoma City, Oklahoma, second party, its successors and assigns, the follow-  
ing real estate, situated in Tulsa County, State of Oklahoma, described as follows, to-wit:

The South half of the Southeast quarter of Section Seven, less 4.8 acres

for R R Right-of-way, and North half of the Northeast quarter of Section

Eighteen, all in Township Twenty-two North, Range Fourteen East Indian

Meridian, containing 155.2 acres, more or less.

*Subject to a prior mortgage of \$3000.00 to the Aetna Life Ins. Co.,*  
Together with all rents and profits therefrom and all improvements and appurtenances now or  
hereafter in anywise belonging thereto; and the said first party does 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 Ten Hundred Twenty Dollars, according to the terms and conditions of the  
three promissory notes made and executed by said Chauncy D. Evans bearing even date herewith,  
and with interest thereon according to the terms of said notes the last of said notes matur-  
ing on the 1st day of April 1925.

The said first party shall not commit or suffer waste; shall pay all taxes and assess-  
ments 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 judgments, mechanics' liens and all other statutory liens of what-  
soever nature; shall pay for expense of extension 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 policies and renewal receipts to said second party, its successors and  
assigns; and upon satisfaction of this mortgage will accept from the mortgagee a duly executed  
release of the same, have it recorded, and pay the cost of recording.

A failure to comply with any of the agreements herein shall cause the whole debt  
secured hereby to at once become due and collectible, if said second party or assigns so  
elect, and no demand for fulfillment of conditions broken, nor notice of election to con-  
sider the debt due shall be necessary previous to commencement of suit to collect the debt  
hereby secured or any part thereof, or to foreclose this mortgage; and if suit is commenced  
to foreclose this mortgage the second party, its successors and assigns, shall be entitled  
to have a receiver appointed to take charge of said real estate during such litigation and  
period of redemption from sale thereunder, accounting to the mortgagor for the net income  
only, applying the same in payment of any part of the debt secured hereby remaining unpaid.