

My commission expires 11/23-1923. (Seal)

Wm. A. Boucher, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, June 4, 1923, at 4:00 o'clock P.M. and recorded in Book 435, Page 444.

By Brady Brown, Deputy. (Seal)

C. G. Weaver, County Clerk.

232385 C.M.J. OKLAHOMA REAL ESTATE MORTGAGE.

I hereby certify that I received \$3,200 and issued
Percent 7860 therefor in payment of mortgage

Dated this 4th day of June 1923

WAYNE L. BAKER, County Treasurer

THIS INDENTURE, Made this 11th day of May in the year
One Thousand Nine Hundred and Twenty-three, by and
between Mrs. Jessie McLellan; a widow 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 North Twenty and Five-tenths (20.5) feet of Lot Seventeen (17) and the South
Twenty (20) feet of Lot Eighteen (18) Block Twenty-one (21); Burgess Hill Addition
to the city of Tulsa, Tulsa County, Oklahoma, as shown by the recorded plat thereof,
being premises now known as No. 825 North Main Street,
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 THREE THOUSAND TWO HUNDRED & NO/100 (\$3200.00) 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 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 prin-
cipal 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 with-
out 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 Three Thousand Two Hundred dollars, in form and companies satis-
factory to second party or its assigns, and that all policies for such insurance and any in-
surance 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 in-
surance 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