

236646-ACM COMPARED FIRST MORTGAGE
STATE OF OKLAHOMA
COUNTY OF TULSA

TULSA COUNTY CLERK
I hereby certify that I received \$220.30 and issued
Receipt No. 8723 therefor in payment of mortgage
tax on the within mortgage.
Dated this 6th day of April 1923
WAYNE L. DICKER, County Treasurer

THIS INDENTURE, Made the 5th day of April A.D., 1923 between JEWISH INSTITUTE OF Tulsa, OKLAHOMA, a corporation of Tulsa, of the County and State aforesaid, as party of the first part, and THE GEORGIA STATE SAVINGS ASSOCIATION OF SAVANNAH, a corporation duly chartered under the laws of the State of Georgia, and having its principal office and place of business in the City of Savannah, Chatham County, Georgia, as party of the second part.

WITNESSETH, That the said party of the first part has mortgaged and hereby mortgages to the said second part, its successors and assigns, the following described real estate, and premises, situate in the County of Tulsa, State of Oklahoma, to-wit:

The Southerly fifty (50) feet of Lot number Ten (10) in Block Three (3) in North Tulsa, an addition to the City of Tulsa, Oklahoma, fronting fifty (50) feet on North Main Street and running back between parallel lines to a lane, and bounded on the south by Lot number Nine (9) in said Addition:

Subject, however, to the lien of that certain mortgage covering the above described property, executed and delivered by said party of the first part to and in favor of said party of the second part, dated November 25, 1922, and recorded in the office of the County Clerk of Tulsa County in Book 416, page 353; with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This mortgage is given to secure a loan of Three Thousand (\$3000.00) Dollars this day made by said party of the second part to said party of the first part, evidenced by the note and contract or obligation of said Jewish Institute of Tulsa, Oklahoma of even date herewith, conditioned to pay said Association on or before the last business day of each and every month until seventy-two (72) monthly payments have fallen due and been paid, the sum of Fifty-four and 12/100 (\$54.12) Dollars, (which is made up of the sum of Forty-one and 64/100 (\$41.64) Dollars as installments of principal, and twelve and 48/100 (\$12.48) Dollars as installments of interest upon said loan), and to secure all other covenants and conditions in said note and contract set forth, reference to the same being hereby expressly made.

It is expressly agreed and understood by and between the said parties hereto that this mortgage is a first lien upon said premises, that the said party of the first part will pay the said installments of principal and interest when the same falls due and at the place and in the manner provided in said note and contract, and will pay all taxes and assessments against said land and premises when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements shall be kept in good repair and shall not be destroyed or removed without consent of said second party, and shall be kept insured for the benefit of said second party, or assigns, against loss by fire or storms in the sums respectively set out in said note and contract, in form and companies satisfactory to second part, with loss under said policies payable to said second party, and that all policies and renewals of same shall be delivered to said second party. If the title to said premises be transferred, said second party is authorized to as agent of the first party to assign the insurance to the grantee of the title.

It is further agreed and understood that said second party may pay any taxes and assessments levied against said premises or any part thereof, or any other sum necessary to preserve the priority of the line of this mortgage and to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party, with ten per cent. interest, and that any such payment shall be secured as if spec-