

Filed for record at Tulsa, Tulsa County, Oklahoma, April 19, 1923 at 3:00 o'clock P.M. and recorded in Book 441 page 337

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

228117-ACM COMPARED REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 14th day of April, 1923 James F. Carter, Jr., and Grace C. Carter, his wife of Tulsa County, State of Oklahoma, parties of the first part in consideration of the sum of Twenty-five hundred and no/100 Dollars to them in hand paid by CHARLES E. DENT, party of the second part, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said CHARLES E. DENT, his heirs, executors, administrators and assigns, the following premises situate in the County of Tulsa in the State of Oklahoma, with all the improvements thereon and appurtenances thereunto belonging, together with the rents, issues, and profits thereof, and more particularly bounded and described as follows, to-wit:

Lot Six (6) Block Three (3), Hillcrest Addition to the City of Tulsa, Oklahoma

This mortgage is inferior and subject to a certain mortgage of \$3500.00, dated February 24, 1923, payable to Gum Bros. Co.

According to the official plat thereof, and warrant the title to the same.

TO HAVE AND TO HOLD The above granted premises, with appurtenances, rights and privileges, unto the said CHARLES E. DENT, his heirs, executors, administrators and assigns, forever.

PROVIDED ALWAYS, This conveyance is made upon the following conditions and covenants, to-wit:

First: Said first party hereby covenants and agrees, that he is lawfully seized in fee of the premises hereby conveyed, and that he has good right to sell and convey the same as aforesaid; that the said premises are free and clear of all incumbrances; that he will forever warrant and defend the title to the said premises against all lawful claims and demands.

Second: That he will pay to said second party, or order, Twenty-five Hundred Dollars, with interest thereon from April 14, 1923, until paid, at the rate of eight per cent per annum, payable monthly in accordance with one certain promissory note of the said first party, due \$75.00 on the 1st of each month until the total amount is paid, with interest coupons attached of even date herewith, except August 1st, and February 1st, of each year.

Third: That during the continuance in force of this instrument, the said first party will pay all taxes, charges, assessments, rights or impositions, general or special, whether municipal, county, state or federal, that may be levied upon said real estate, when the same shall become, by law, due and payable, and that first party will exhibit once a year, on demand, receipts of the proper persons, to said party of the second part, his heirs, executors administrators or assigns, showing payment thereof, until the indebtedness hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanic's liens and all other lines, and to reserve and protect the security hereunder against any adverse, superior or intervening claim or interest.

Fourth: That said first party will keep all buildings, fences, side-walks and other improvements on said real estate, in as good repair and condition as the same are in at this date, and permit no waste; that he will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or unfit said premises for general business or residence purposes; that he will permit no un-

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