

222230 C. J.

M O R T G A G E

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 Dated this 19 day of Feb, 1923
 WAYNE L. DICKNEY, County Treasurer

Deputy

FOR THE CONSIDERATION OF Two Thousand
 DOLLARS First Christian Church, of Tulsa,
 Oklahoma, a corporation 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 following real estate, situated in Tulsa County, state of Oklahoma, described as
 follows, to-wit:

Lot Six, in Block One Hundred Ninety-one, in the Original Townsite of the
 City of Tulsa, According to the recorded plat thereof,

Subject to a mortgage of \$60,000.00 to Gum Brothers Company,

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 Two Thousand Dollars, according to the terms and conditions of the two
 promissory notes made and executed by said First Christian Church of Tulsa, Oklahoma, bear-
 ing even date herewith, and with interest thereon according to the terms of said notes the
 last of said notes maturing on the first day of February, 1924.

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 assess-
 ed, including personal taxes, before delinquent, except the mortgage registration tax pro-
 vided 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 whatsoever 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 se-
 cured 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 in-
 come only, applying the same in payment of any part of the debt secured hereby remaining
 unpaid.

In the event of failure of said first party to keep said premises free from judg-