

223297 C. J.

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That, THE OKLAHOMA STEEL CATINGS COMPANY of Tulsa Tulsa County, Oklahoma, party of the first part, has mortgaged and hereby mortgages to THE CENTRAL NATIONAL BANK OF TULSA, party of

the second part, the following described real estate and premises situated in Tulsa County, state of Oklahoma, to-wit: Beginning at a point in the range line 1600 feet north of the Southeast Corner of the NE $\frac{1}{4}$  of Section 36, Township 20 North, Range 12 East of the Indian Base and Meridian, running thence south along the East Line of said Section 36, a distance of 934.75 feet to an intersection with the North right-of-way of the Tulsa and S.F.R.R. Running thence North 72 degrees 08 minutes West along said right-of-way line a distance of 311.31 feet to a point of curve, running thence Westerly along a line curving concave to the left, having a radius of 653.8 feet a distance of 334 feet to a point of tangent; running thence South 77 degrees 39 minutes west a distance of 349.22 feet; running thence South 75 degrees 57 minutes West a distance of 68.22 feet to an intersection with the right-of-way line of the main line of the A. T. and S.F. R.R. running thence North 47 degrees 16 minutes East along said right-of-way line a distance of 94.2 feet; running thence North 17 degrees 29 minutes West along the said right-of-way line a distance of 11.4 feet, running thence in a northeasterly direction along the right-of-way line of A.T. and S. F. R. R. main line a distance of 1266.5 feet to the place of beginning. ( Except the following described land; That part of the NE $\frac{1}{4}$  of Section 36, Township 20 North, Range 12 East, bounded as follows, to-wit: Beginning at a point 1600 feet North of the Southeast corner of the NE $\frac{1}{4}$  of Section 36, Township 20 North, Range 12 East of the Indian Base and Meridian; running thence south along the East line of said section 36 a distance of 353.33 feet; running thence westerly at right angles to the East line of said section 36 a distance of 402.18 feet to a point of intersection with the right-of-way of the A. T. & S.F. Ry. Co., running thence northerly 41 degrees 48 minutes East along the right -of -way of said A. T. & S. F. Ry. Co., a distance of 535.34 feet to place of beginning containing 1.63 acres, more or less.) together with the buildings thereon and machinery and equipment therein contained.

with all improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of TWENTY-SEVEN THOUSAND and FIVE HUNDRED AND No/100 DOLLARS, with interest thereon at the rate of 10 per cent per annum; payable annually from Maturity according to the terms of one certain promissory note, described as follows, to-wit:

One (1) certain promissory note, dated February 23, 1923, due Ninety (90) days after date, bearing interest at the rate of ten per cent., per annum, from maturity, bearing the endorsement of Verser Hicks and E. H. Cornelius.

This mortgage also secures any renewals or extensions of said note or any part thereof.

PROVIDED ALWAYS, That this instrument is made, executed and delivered upon the following conditions, to-wit: that said first party hereby covenants and agrees to pay all taxes and assessments of said land when the same shall become due and to keep all improvements in good repair and not to commit or allow waste to be committed on the premises, and to insure, and keep insured in favor of second party, buildings on said premises.

It is further expressly agreed, by and between the parties hereto that if any default be made in the payment of the principal sum of this mortgage, or any interest installment, or the taxes, insurance premiums, or in case of the breach of any covenant