

442

In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.

My commission expires, Oct 27, 1926

(SEAL) Geo M. Glossop, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma Apr 6. 1923 at 1:30 o'clock P. M.
in Book 442, 626

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk

226869 C. J.

MORTGAGE OF REAL ESTATE

COMPARED

TEASURER'S RECEIPT
I hereby certify that I received \$ 12 and issued
Receipt No. 8718 therefor in payment of mortgage
tax on the within mortgage.
Dated this 6 day of April 1923
WAYNE L. DICKEY, County Treasurer

This indenture, made and entered into this 16th
day of March 1923, between ELSIE A. BOWMASTER and
E. J. BOWMASTER, her husband of ---- county, in
the State of Colorado party of the first part, and
THE EXCHANGE NATIONAL BANK OF TULSA, Tulsa County,
State of Oklahoma, party of the second part.

WITNESSETH: That said parties of the first part, in consideration of the sum of
FIVE HUNDRED SEVENTY SEVEN and no/100 (\$577.00) Dollars, the receipt whereof is hereby
acknowledged, do by these presents grant, bargain, sell and convey unto said party of the
second part its successors and assigns, all the following described real estate, lying,
situate and being in the county of Tulsa state of Oklahoma, to-wit:

LOTS TWENTY-THREE (23) and TWENTY-FOUR (24) IN BLOCK ONE (1),
EASTLAND ADDITION TO THE CITY OF TULSA, according to the recorded
plat thereof,

To have and to hold the same, together with all and singular the tenements,
hereditaments and appurtenances thereto belonging, or in any wise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment of
eleven promissory notes in writing this day executed and delivered to said second party
by said first parties 10 for (\$50.00) each) due one month from date, and one each month
thereafter until, all are paid, and one note for \$77.00 due eleven months from date, all
payable at THE EXCHANGE NATIONAL BANK OF TULSA, Tulsa County, State of Oklahoma, with
interest from date at the rate of eight per cent per annum, payable with each note and all
providing for the payment of Ten Dollars and Ten Per Cent additional, as attorney's fees,
in case the same be collected by legal proceedings or be placed in the hands of an attor-
ney for collection.

Said first parties hereby covenant that they are the owners in fee simple of said
premises and that the same are free and clear of all encumbrances except one prior mortgage
of record. That they have good right and authority to convey and incumber the same and
they will warrant and defend the same against the lawful claims of all persons whomsoever.
Said first parties agree to insure the buildings on said premises in the sum of (\$-----)
for the benefit of the mortgagee, its successors and assigns and to maintain such insurance
during the existence of this mortgage. Said first parties also agree to pay all taxes and
assessments lawfully assessed against said premises before the same shall become delinquent

Now if said first parties shall pay or cause to be paid to said second party,
its successors and assigns, said sum or sums of money in the above described notes mentioned,
together with the interest thereon according to the terms and tenor of said notes, and
shall procure and maintain such insurance and pay such taxes and assessments, then these
presents shall be wholly discharged and void; otherwise shall remain and be in full force
and effect. If such insurance is not effected and maintained or if any and all taxes and
assessments which are or may be levied and assessed lawfully against said premises, or
any part thereof, are not paid before the same become delinquent, then the mortgage herein