

NO. 254351 - NRS

## REAL ESTATE MORTGAGE.

FILED  
 14252  
 26 March 4  
 S.B.

KNOW ALL MEN BY THESE PRESENTS: That S.M. Bell and  
 Jessa L. Bell, his wife, of Tulsa County, Oklahoma,  
 parties of the first part have mortgaged and hereby  
 mortgage to Southwestern Mortgage Company, Roff, Okla.  
 party of the second part, the following described real  
 estate and premises situated in Tulsa County, State of  
 Oklahoma, to-wit:

Lot One (1) in Block Two (2) Bellgrade Addition  
 to the City of Tulsa

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 One Thousand Dollars, with  
 interest thereon at the rate of ten per cent per annum, payable semi-annually from date  
 according to the terms of five certain promissory notes described as follows, to-wit:

One Note of \$500.00, One of \$200.00 and three of \$100.00 all dated  
 March 25th, 1924, and all due in three years.

Said first parties agree to insure the buildings on said premises for their  
 reasonable value for the benefit of the mortgagee and maintain such insurance during the  
 existence of this mortgage. Said first parties agree to pay all taxes and assessments  
 lawfully assessed on said premises before delinquent.

Said first parties further expressly agree that in case of foreclosure of this  
 mortgage and as often as any proceeding shall be taken to foreclose the same as herein  
 provided, the mortgagor will pay to the said mortgagee One Hundred Dollars as attorney's  
 or solicitor's fee therefor, in addition to all other statutory fees; said fee to be due  
 and payable upon the filing of the petition for foreclosure and the same shall be a further  
 charge and lien upon said premises described in this mortgage, and the amount thereon shall  
 be recovered in said foreclosure suit and included in any judgment or decree rendered in  
 action as aforesaid, and collected, and the lien thereof enforced in the same manner as the  
 principal debt hereby secured.

Now, if the said first parties shall pay or cause to be paid to said second  
 party, its heirs or assigns, said 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 make and maintain such insurance and pay such taxes and assessments then these  
 presents shall be wholly discharged and void, otherwise shall remain in full force and  
 effect. If said insurance is not affected 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 delinquent, then the mortgagee may effect such insurance  
 or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten  
 per cent per annum, until paid, and this mortgage shall stand as security for all such  
 payments; and if said sums of money or any part thereof is not paid when due, or if such  
 insurance is not effected and maintained or any taxes or assessments are not paid before  
 delinquent, the holder of said notes and this mortgage may elect to declare the whole sum  
 or sums and interest thereon due and payable at once and proceed to collect said debt  
 including attorney's fees, and to foreclose this mortgage, and shall become entitled to  
 possession of said premises.

Said first parties waive notice of election to declare the whole debt as above