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NO. 255929 - NRS

REAL ESTATE MORTGAGE.
F I R S T

This Mortgage, Made this 15th. day of April, A.D. 1924

14524
16 4 1924
P.S.B.

and between R.M. McCreery and Oma McCreery, his wife,
of Tulsa County, in the State of Oklahoma, as the
parties of the first part (hereinafter called Mortgag-
ors whether one or more) and W. Frank Walker, of Tulsa
Oklahoma, as the party of the second part, (hereinafter
called Mortgagee)..

WITNESSETH: That said parties of the first part, for the purpose of securing the payment
of the sum of Three Thousand & No/100 Dollars, the receipt of which is hereby acknowledged
and also the interest thereon, as hereinafter set forth, do by these presents mortgage
unto said party of the second part, his successors and assigns, all the following described
real estate, situated in Tulsa County and State of Oklahoma, to-wit:

Lot Ten (10) in Block Sixteen (16) of Irving Place Addition
to the City of Tulsa, Oklahoma, according to the recorded
plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the improvements there
on, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, forever.

This Mortgage is given to secure the payment of One promissory note to-wit: One
principal note for the sum of \$3000.00 due May 1st. 1927., and interest thereon as spec-
ified, in the face of the same and as evidenced by coupon interest notes attached thereto
all dated of even date herewith payable at the office of the Mortgagee, signed by Mortgag-
ors, and bearing interest at 10% per annum after maturity, payable semi-annually, also
all commission notes executed simultaneously herewith as a part of this transaction; and
this mortgage shall also secure the payment of any renewals of any such indebtedness.

Said Mortgagors hereby covenant that they are the owners in fee simple of
said premises; that the same are free and clear of all incumbrances; and will warrant and
defend the same against all lawful claims of any other person.

Said Mortgagors agree to insure the buildings on said premises against loss
by fire or tornado in the sum of \$3000.00 for the benefit of the mortgagee and maintain
such insurance during the existence of this mortgage. All policies taken out or issued
on the property, even though the aggregate exceeds the amount of this mortgage, shall be
assigned to the mortgagee as additional security and in case of loss under any policy
the mortgagee may collect all moneys payable and receivable thereon and apply the same to
the payment of the indebtedness hereby secured or may elect to have the buildings repaired
or replaced. In case of failure, neglect or refusal to procure and maintain such insurance
or to deliver the policies to the mortgagee herein, the mortgagee may, at his option, with-
out notice, insure or reinsure the improvements on said real estate and the amounts of
premiums paid therefor shall be secured hereby and shall be deemed immediately due and
payable to mortgagee and shall bear interest until paid at 10% per annum from date of
such payment.

Said Mortgagors agree to pay all taxes and assessments lawfully assessed on said
premises before delinquent and shall satisfy and discharge any and all liens, charges or