

NO. 255934 - NRS

REAL ESTATE MORTGAGE.

TREASURER'S RECEIPT
 I hereby certify that I received \$-268
 Receipt No. 14525 in payment of mortgage
 made on the within mortgage
 Dated this 16 day of April 1924
 W. W. BUCKNER, Treasurer
 838

This Indenture Made this 14th. day of April, A.D.
 1924, by and between Delight B. Shaffer and George W.
 Shaffer of Tulsa County, State of Oklahoma, parties
 of the first part and H.B. Hanna, party of the second
 part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
 of Eighteen Hundred and Fifty Three and 25/100 Dollars to them in hand paid, by the said
 party of the second part, the receipt whereof is hereby acknowledged, have granted, bargain
 ed, and sold and by these presents do grant, bargain sell ^{convert} and confirm unto said party of
 the second part, and to his heirs and assigns, forever, all the following described real
 estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eight (8) in Block Fourteen (14) in Broadmoor
 Addition to the City of Tulsa, according to the
 recorded plat thereof.

with the tenements, appurtenances and hereditaments thereunto belonging, and all the estate,
 title and interest of the said parties of the first part thereon, together with the rents, i
 ssues and profits thereof, And the said parties of the first part do hereby covenant and agree
 that at the delivery hereof they are the lawful owners of the premises above granted, and
 seized of a good and indefeasible estate of inheritance therein, free and clear of all
 incumbrances. Except a mortgage of record for \$6,000.00 dated April 1st, 1924 and in favor of
 Lily L. Brown, Stresen-Reuter Guardian,

This Grant is intended as a mortgage to secure the payment of the sum of Eighteen Hundred
 and Fifty-three and 25/100 Dollars together with the interest thereon according to the terms
 of one certain promissory note executed and delivered by the said parties of the first part
 to the said party of the second part, described as follows; of even date herewith for the
 sum of \$1,853.25 due in monthly installments of \$75.00 together with interest at the rate of 8%
 per annum on the unpaid balance of the principal, the first installment being due and pay-
 able on the 1st day of June 1924 and a like installment being due and payable on the first day of
 each succeeding month until fully paid., Installments and interest not paid when due to draw
 interest at the rate of 10 % per annum after their respective maturities until paid,

Said parties of the first part shall while any part of said principal or interest remains
 unpaid, pay all taxes and assessments on said mortgaged property when they shall become due,
 and shall keep the buildings on said premises in good repair and insured to the satisfaction of
 the holder hereof in the sum of \$7,000.00 and the policy in case of loss, payable to the
 holder as his interest may appear, whether the debt be due or not, and shall pay all interest
 as soon as it becomes due, and in case of failure to comply with any of these provisions, at
 the option of the holder hereof, such tax or assessment may be paid and such insurance effected
 by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and
 draw interest at the rate of ten per cent per annum, payable semi-annually, from date said sums
 are expended, all such sums shall be secured by this mortgage and be collected in the same
 manner as the principal debt hereby secured,

Now if the parties of the first part shall fail to pay or cause to be paid, any of the
 note or notes secured hereby, or shall fail in any of the terms or conditions of the said
 prior bond or mortgage or if at any time there remains unpaid any interest, insurance premiums
 taxes or assessments, after the same becomes due, or should said mortgagors commit waste on
 said described premises, then the said note and all the sums secured by this mortgage shall
 immediately become due and payable, at the option of the holder hereof, without notice or