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By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

222919-ACM

COMPARED

MORTGAGE

7955 100
27 Feb 1923
W. B. County Treasurer

This indenture, made and entered into this 27th day of February, 1923, between Ben Landa, a single man of Tulsa County, in the State of Oklahoma, party of the first part, and The Exchange National Bank, Tulsa County, State of Oklahoma, party of the second part.

WITNESSETH: That said party of the first part, in consideration of the sum of _____ (\$) 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: The North 33 feet of Lot No. 13 in Block No. 6 in Lynch and Forsythe 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 one promissory note in writing this day executed and delivered to said second party by said first party for (\$5,000.00) due 90 days after date, all payable at THE EXCHANGE NATIONAL BANK OF TULSA, Tulsa County, State of Oklahoma, with interest from mty at the rate of 8 per cent per annum, payable annually, and all providing for the payment of Ten Dollars and Ten per Cent additional, as totorney's fees, in case the same be collected by legal proceedings or be placed in the hands of an attorney for collection.

Said first party hereby covenants that he is the owner in fee simple of said premises and that the same are free and clear of all encumbrances. That he has good right and authority to convey and incumber the same and he will warrant and defend the same against the lawful claims of all persons whomsoever. Said first party agrees to insure the buildings on said premises in the sum of \$4500.00 for the benefit of the mortgagee, its successors and assigns and to maintain such insurance during the existence of this mortgage. Said first party also agrees to pay all taxes and assessments lawfully assessed against said premises before the same shall become delinquent.

Now if the said first party 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 note, mentioned, together with the interest thereon according to the terms and tenor of said note, 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 its successors or assigns may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten (10) per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums of money of any part ther of, or any interest thereon is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not