

that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year last above written.

My commission expires Jan. 31, 1927.

(SEAL)

Max Halff - Notary Public.

Filed for record at Tulsa, Tulsa County, Oklahoma, March 9th 1923, at 5:00 o'clock P. M. and recorded in Book 444 Page 319.

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

224035-ACM

COMPARED

UNITED STATE OF AMERICA

STATE OF OKLAHOMA

Number
624

TITLE GUARANTEE AND TRUST COMPANY

OKLAHOMA FIRST MORTGAGE

I hereby certify that I have read the foregoing mortgage and find it to be correct and conforming to the laws of the State of Oklahoma.

Dated this 9 day of March 1923

WAYNE L. DICKY, Notary Public

\$10,000.00

Deputy

KNOW ALL MEN BY THESE PRESENTS:

That J. J. Keim and Clotilda Keim, his wife and Ruth Siegfried, and R.H. Siegfried her husband of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to the Title Guarantee & Trust Company, of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situate Tulsa County, State of Oklahoma, to-wit:

The North half (N $\frac{1}{2}$) of the Southwest (SW $\frac{1}{4}$) Quarter of Section Six (6), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma

with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Ten Thousand and no/100 Dollars, with interest thereon at the rate of 8% per cent per annum, payable semi-annually from ----- according to the terms of one certain promissory note, described as follows, to-wit:

Note for \$10,000.00 executed by J. J. Keim and Clotilda Keim, his wife, and Ruth Siegfried, and R.H. Siegfried her husband, to the Title Guarantee & Trust Co., dated March 5th, 1923, with interest at 8% payable semi-annually from date and due March 5th, 1926, executed by the makers hereof, of even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 8% per centum per annum until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 6 coupons attached to the principal note, principal and interest payable at the place designated in said note and coupons.

The parties of the first part hereby make the following special covenants to and with said party of the second part and their assigns, to-wit:

First. That said first parties will procure separate policies of insurance against fire and tornado, each in the sum of -----Dollars, and maintain the same during the life of this mortgage for the benefit of the mortgagee or their assigns, and made payable to the mortgagee or assigns as his or their interest may appear.

Second. That the first parties will pay all taxes and assessments, whether general or special, lawfully levied or assessed on said premises before the same become delinquent.

Third. That the said first parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

Fourth. Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated, as well as for the failure to pay any of the indebtedness,