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COMPARED

United States of America
State of Oklahoma.

TITLE GUARANTEE AND TRUST COMPANY

Tulsa, Okla.

Number 640.

I hereby certify that the sum of \$4,000.00 and issued
Receipt No. 8576 as a part in payment of mortgage
tax on the within mortgage.

Dated this 20 day of March 1923.

WAYNE L. DICKEY, County Treasurer

Dollars \$4,000.00

OKLAHOMA FIRST MORTGAGE.

Know all men by these presents: That Ed Baker, a single man of Tulsa County, in the State of Oklahoma, party 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 in Tulsa County, State of Oklahoma, to-wit: The south half (S $\frac{1}{2}$) of the southeast quarter (SE $\frac{1}{4}$) of section twenty five (25) township seventeen (17) north, range thirteen (13) east, Tulsa County, State of 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 four thousand \$4,000.00 dollars, with interest thereon at the rate of 6% per cent per annum, payable semi-annually from date according to the terms of one certain promissory note described as follows, to-wit: Note for \$4,000.00 executed by Ed Baker, a single man, to the Title Guarantee & Trust Company, dated March 28th, 1923, with interest at 6% payable semi-annually from April 1st, 1923, and due April 1st, 1928, executed by the makers thereof, of even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 6% 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 ten coupons attached to the principal note, principal and interest payable at the place designated in said note and coupon.

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 part-- will procure separate policies of insurance against fire and tornadoes, 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 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 delapidated 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 part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of this mortgage may declare the entire sum or sums secured hereby due and payable, without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

Fifth. In case of default in payment of any insurance premium, taxes or assessments, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be secured by the lien of this mortgage and draw interest at the rate of ten per cent per annum, provided that such payments by the mortgagee shall