

11 ready copy
Record No. 7852
on the within mortgage
Dated this 21 day of Feb 1923
WAYNE L. DICKEY, County Treasurer

Deputy

That M.A. Breckinridge and Adabelle Breckinridge, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgaged to Anna D. Canterbury of Tulsa, Oklahoma part of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

COMPARED

Lots Four (4), Five (5) and Six (6) in Block
One (1) Riverford Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the recorded
plat thereof,

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

This Mortgage is given to secure the principal sum of Sixty-Five Hundred dollars with interest thereon at the rate of 8 per cent per annum, payable semi-annually from date according to the terms of one certain promissory note described as follows, to-wit:

Note Dated February 8th, 1923, due February 8th, 1926,
for \$6500.00. It is hereby agreed that in the event
of the sale of one or more of such lots the proceeds
of such sale may be applied to reduce the debt herein
described.

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 tornadoes, each in the sum of Twenty-Five Hundred 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 part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of the 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