

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2,200 and issued
 Receipt No. 2322 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 19 day of May 1923

WAYNE L. DICKLEY, County Treasurer

and Frances Lewis Kramer, his wife, of Tulsa County, and State of Oklahoma, party of the first part, in consideration of the sum of Twenty-five Hundred DOLLARS, to them in hand paid by THE DEMING INVESTMENT COMPANY, of Oswego, Kansas, party of the second part, the receipt whereof is hereby acknowledged, have Mortgaged, and hereby Mortgage, unto said THE DEMING INVESTMENT COMPANY, its successors and assigns, the following described premises, situated in the County of Tulsa, in the State of Oklahoma, with all improvements thereon and appurtenances thereunto, belonging, together with rents, issues and profits thereof, and more particularly bounded and described as follows, to-wit:

The East Fifty (50) feet of Lot Two (2) in
 Block One (1) in Maple Heights Addition to the
 City of Tulsa,

according to the official plat thereof, and warrant the title to the same.

TO HAVE AND TO HOLD, the premises above described, together with all rights and claims of Homestead and Exception of the said first party, their heirs or assigns therein, to said THE DEMING INVESTMENT COMPANY, and to its successors and assigns, forever; Provided, Nevertheless, and these presents are made by said first party upon the following covenants and conditions, to-wit:

The said first party covenants and agrees:

First. That they are lawfully seized in fee of the premises hereby conveyed; that they have good right to sell and convey the same as aforesaid; that the said premises are clear of all incumbrances; and that they and their heirs, executors and administrators will forever warrant and defend the title to the said premises against all claims and demands.

Second. That said second party or order the sum of Twenty-five Hundred Dollars, with interest thereon from April 1st, 1923, until due at the rate of 6 per cent per annum, payable semi-annually, on the first day of April and October in each year, and in accordance with one certain promissory note of the said first party, with 10 coupons being of even date herewith and bearing interest after maturity at the rate of ten per cent per annum, payable semi-annually, and this mortgage secures all renewal principal or interest notes that may hereafter be given in event of any extension of time for the payment of said principal debt.

Third. That said first party will keep all buildings, fences, sidewalks and other improvements on said real estate in as good repair and condition as the same are at this date, and permit no waste, and especially permit no cutting of shrubbery, fruit or shade trees; that they will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or render said premises unfit for general business or residence purposes; that they will permit no unnecessary accumulation of combustible material upon said premises; that they will constantly keep in proper order all pipes, connections, fixtures and attachments of every kind relating to the plumbing for the use of natural or manufactured gas, or both water supply and sewerage, furnaces, steam pipes and boilers, so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insulated; the second party reserving for itself and successors the right to enter upon and inspect the premises at any reasonable hours and as often as he or they may desire.

Fourth. The first party hereby agrees to pay, before the same shall become delinquent, all taxes charges, or assessments assessed or levied under the laws of this State and of the United States of America, upon the above described property, or any