

448 ,page 19, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

251512 - BH

COMPARED

FIRST MORTGAGE.

State of Oklahoma)
County of Tulsa) ss

This indenture made the 19th day of February A.D. 1924, between Sarah H. Miller and S. S. Miller, (wife and husband) of Tulsa, of the County and State aforesaid, as parties of the first part, and The Georgia State Savings Association of Savannah, a corporation duly chartered under the laws of the State of Georgia, and having its principal office and place of business in the City of Savannah, Chatham County, Georgia, as party of the second part.

Witnesseth, that the said parties of the first part have mortgaged and hereby mortgage to the said second party, its successors and assigns, the following described real estate and premises, situate in the county of Tulsa, State of Oklahoma, to-wit:

Lots numbers twenty two (22) twenty three (23) and twenty four (24) in block nineteen (19) in the West Tulsa addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof,

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

This mortgage is given to secure a loan of fifty five hundred (\$5500.00) dollars this day made by said party of the second part to said parties of the first part, evidenced by the note and contract obligation of said Sarah H. Miller and S. S. Miller of even date herewith, conditioned to pay said Association on or before the 1st business day of each and every month, until seventy two (72) monthly payments have fallen due and been paid, the sum of ninety-nine and 22/100 (\$99.22) dollars, (which is made up of the sum of seventy-six and 34/100 (\$76.34) dollars, as installments of principal, and twenty two and 88/100 (\$22.88) dollars as installments of interest upon said loan) and to secure all other covenants and conditions in said note and contract set forth, reference to the same being hereby expressly made.

It is expressly agreed and understood by and between the said parties hereto that this mortgage is a first lien upon said premises that the said parties of the first part will pay the said installments of principal and interest when the same fall due and at the place and in the manner provided in said note and contract, and will pay all taxes and assessments against said land and premises when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair, and shall not be destroyed or removed without the consent of said second party, and shall be kept insured for the benefit of said second party, or assigns, against loss by fire or storms respectively set out in said note and contract, in form and companies satisfactory to second party, with loss under said policies payable to said second party, and that all policies and renewals of same shall be delivered to said second party. If the title to said premises be transferred, said second party is authorized as agent of the first part to assign the insurance to the grantee of the title.

It is further agreed and understood that said second party may pay any taxes and assessments levied against said premises or any part thereof, or any other sum necessary to preserve the priority of the lien of this mortgage and to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party, with ten per cent interest, and that any such payment shall be secured