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March 4

L.B.

This mortgage is given to secure the principal sum of twenty five hundred dollars with interest thereon at the rate of nine per cent per annum, payable semi-annually from March 15, 1924, according to the terms of one certain promissory note described as follows, to-wit: - - - executed by the makers hereof, of even date herewith, due and payable as follows: \$2500.00 on March first, 1926, to the order of the second party, with interest thereon at the rate of nine per centum per annum until due, and at the rate of ten per centum per annum after due.

The interest before maturity is further evidenced by four coupons attached to the \$2500.00 note and coupons attached to the - - note, principal and interest payable at the place designated in said note and coupons, and said principal note and coupons being numbered 1 and up.

The parties of the first part hereby make the following special covenants to and with the said party of the second part and their assigns.

First. That said first parties will procure separate policies of insurance against fire and to radees, 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 or 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 when 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 not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

Sixth. In the event of suit being brought to foreclose this mortgage by reason of any default entitling the holder hereof to a foreclosure, an additional sum of \$250.00 for Attorney's fee shall be recovered and shall be included in any judgement or decree of foreclosure and as a part of the indebtedness secured by this mortgage.

Seventh. The said first parties hereby waive notice of the election to declare the whole debt due in accordance with the terms of this mortgage and waive the benefit of appraisement of the premises in any judicial sale thereof at the election of the holder of this mortgage.

Eighth. Said mortgagee agree to pay any tax that may be assessed against this mortgage under the laws of the State of Oklahoma.

Dated this 15th day of March, 1924.

Gordon L. Mitchell,  
Rose Mitchell.

State of Oklahoma)

Tulsa County )

Before me, the undersigned, a Notary Public in and for said County and State, on this 15th day of March, 1924, personally appeared Gordon L. Mitchell and Rose Mitchell, his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.