

14975

608

19

May

4

S.B.

Witnesseth, that said party of the first part, in consideration of the sum of three thousand and no/100 (\$3000.00) dollars, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all the following described real estate, lying, situate and being in the County of Tulsa, State of Oklahoma, to-wit:

COMPARED Lot seventeen (17) in block one (1) Boston addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof, This mortgage being subject to a prior mortgage, of approximately \$3000, to the Home Building & Loan Association, Tulsa, Oklahoma,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment of one promissory note in writing this day executed and delivered to said second party by said first party, one for \$3000.00 due six months after date, all payable at the Exchange National Bank of Tulsa, Tulsa County, State of Oklahoma, with interest from date, at the rate of six per cent per annum, payable monthly in advance, and all providing for the payment of ten dollars and ten per cent additional as attorney's fees, in case the same be collected by legal proceedings or be placed in the hands of an attorney for collection.

Said first party hereby covenants that she is the owner in fee simple of said premises and that the same are free and clear of all encumbrances. That she has good right and authority to convey and encumber the same and she will warrant and defend the same against the lawful claims of all persons whomsoever. Said first party agrees to insure the buildings on said premises in the sum of \_\_\_\_\_ for the benefit of the mortgagee, its successors and assigns and to maintain such insurance during the existence of this mortgage. Said first party also agrees to pay all taxes and assessments lawfully assessed against said premises before the same shall become delinquent.

Now, if said first party shall pay to said second party, its successors and assigns, said sum or sums of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note and shall procure and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void; otherwise shall remain in full force and effect. If such insurance is not effected and maintained or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before the same become delinquent, then the mortgage herein its successors or assigns may effect such insurance, and pay such taxes and assessments and shall be allowed interest therein at the rate of ten (10) per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums or money or any part thereof, or any interest thereon is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be delinquent, the holder of said notes and this mortgage may, without notice to first party elect to declare the whole sum or sums and interest thereon and attorney's fees therein provided for due and payable at once and proceed to collect said debt, interest and attorney's fees set out and mentioned in said note, according to the terms and tenor thereof, and also all sums paid for insurance and taxes and legal assessments and interest thereon, and also to foreclose this mortgage, whereupon to said second party, its successors and assigns shall become and be entitled to the possession of said premises and shall be