

My commission expires July 17th, 1924.

Filed for record in Tulsa County, Okla. on June 5, 1924, at 3:30 P.M. recorded in book 449, page 443, Brady Brown, Deputy,

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

259914 - BM

UNITED STATES OF AMERICA
Atlas Life Insurance
Company,

Number 61,

Dollars \$7,000.00

Tulsa, Oklahoma,
FIRST MORTGAGE.

Know all men by these presents: That Bess Pender, (a single woman) of Tulsa County, in the State of Oklahoma, part of the first part, have mortgaged and hereby mortgage to Atlas Life Insurance Company, of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit: The south forty (40) feet of the north fifty (50) feet of lot five (5) in block one hundred seventy (170) of the original townsite of Tulsa, according to the recorded plat and survey thereof, with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of seven ^{thousand} hundred dollars, with interest thereon at the rate of 7 per cent per annum, payable semi-annually from date, according to the terms of five certain promissory notes, described as follows, to-wit: \$500.00 due June 2nd, 1925, \$500.00 due June 2nd, 1928, \$500.00 due June 2nd, 1926, \$5000.00 due June 2nd, 1929, \$500.000 due June 2nd, 1927, 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 7 per cent ^{um} per annum until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 30 coupons attached to the principal note, principal and interest payable at the place designated in said note and coupons.

The party of the first part hereby makes the following ^{special} covenants to and with said party of the second part, and their assigns, to-wit:

First: That said first part will procure separate policies of insurance against fire and tornadoes, each in the sum of seven thousand 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 party 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 party 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 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