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By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

228280 C. J.

M O R T G A G E      COMPARED

RECEIVED ENCLOSURE  
I hereby pay and received \$10.02 and issued  
Receipt No. 9008 for payment of mortgage  
tax on the within premises.

Dated this 21 day of April, 1923

WAYNE L. DICKLEY, County Treasurer

Deputy

FOR THE CONSIDERATION OF One Hundred Thirty  
DOLLARS John L. Ramsey and Mary M. Ramsey, his  
wife, of Tulsa County, State of Oklahoma,  
first parties do hereby mortgage and convey to  
GUM BROTHERS COMPANY, a corporation, of OKLAHOMA

City, Oklahoma, second party, its successors and assigns, the following real estate, situated  
in Tulsa County, State of Oklahoma, described as follows, to-wit:

Lot Fourteen, in Block Twenty-one, in Burgess Hill Addition to the City of Tulsa,  
According to the recorded plat thereof,

Subject to a prior mortgage of \$2600.00 to Gum Brothers Company.

Together with all rents and profits therefrom and all improvements and appurtenances now or  
hereafter in anywise belonging thereto; and the said first parties do hereby warrant the  
title thereto against all persons whomsoever.

This mortgage is given as security for the performance of the covenants herein, and  
the payment to the said GUM BROTHERS COMPANY, a corporation, its successors and assigns,  
the principal sum of One Hundred Thirty Dollars, according to the terms and conditions of the  
two promissory notes made and executed by said John L. Ramsey and Mary M. Ramsey bearing  
even date herewith, and with interest thereon according to the terms of said notes the last  
of said notes maturing on the first day of September, 1923.

The said first parties shall not commit or suffer waste; shall pay all taxes and  
assessments upon said described real property, and any taxes or assessments made upon said  
loan or the legal holder of said note and mortgage on account of said loan, to whomsoever  
assessed, including personal taxes, before delinquent, except the mortgage registration tax  
provided by the laws of the State of Oklahoma, which shall be paid by the mortgagee; shall  
keep said premises free from all judgments, mechanics' liens and all other statutory liens  
of whatsoever nature; shall pay for expense of extension of abstract and all expenses and  
attorney's fees incurred by the second party or its assigns by reason of litigation with  
third parties to protect the lien of this mortgage, and shall pay promptly when due the  
interest on or principal of any prior mortgages on said premises; shall keep the buildings  
upon said premises insured against loss by fire, lightning, wind storms, cyclones and torna-  
does, and in such other forms of insurance as may be required by said second party or assigns,  
in an amount satisfactory to said second party or assigns, in insurance companies approved  
by said second party, delivering all policies and renewal receipts to said second party, its  
successors and assigns; and upon satisfaction of this mortgage will accept from the mortgagee  
a duly executed release of the same, have it recorded, and pay the cost of recording.

A failure to comply with any of the agreements herein shall cause the whole debt  
secured hereby to at once become due and collectible, if said second party or assigns so elect,  
and no demand for fulfillment of conditions broken, nor notice of election to consider the  
debt due shall be necessary previous to commencement of suit to collect the debt hereby se-  
cured or any part thereof, or to foreclose this mortgage; and if suit is commenced to fore-  
close this mortgage the second party, its successors and assigns, shall be entitled to have  
a receiver appointed to take charge of said real estate during such litigation and period  
of redemption from sale thereunder, accounting to the mortgagor for the net income only,  
applying the same to payment of any part of the debt secured hereby remaining unpaid.