

STATE OF OKLAHOMA, }
COUNTY OF TULSA } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of April 1923, personally appeared John H. Regier and Sarah Regier, 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.

WITNESS my hand and official seal.

My commission expires Sept. 11th, 1926

No Seal

Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 12, 1923 at 3:30 o'clock P. M. in Book 450, page 424

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

230387 C.J.

M O R T G A G E

CONVEYANCE

TREASURER'S RECEIPT
I hereby certify that I received \$250.00 and issued Receipt No. 9463 therefor in payment of mortgage tax on the within mortgage.

Dated this 17 day of May 1923

WAYNE L. DICKEY, County Treasurer

FOR THE CONSIDERATION OF Two Hundred Twenty-five DOLLARS John H. Regier and Sarah Regier, 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:

The South half of the Northwest quarter and North Half of the Southwest quarter, of Section Seventeen, in Township Twenty-one, North, Range Fourteen, East Indian Meridian, Containing 160 acres, more or less,

Subject to a prior mortgage of \$4500.00 to Aetna Life Insurance 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 hereid, and the payment to the said GUM BROTHERS COMPANY, a corporation, its successors and assigns, the principal sum of Two Hundred Twenty-five Dollars, according to the terms and conditions of the two promissory notes made and executed by said John H. Regier and Sarah Regier 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 April, 1925.

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 tornadoes, 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