

I hereby certify that I received \$400  
 Receipt No. 1262 therefor in payment of mortgage  
 tax on the within mortgage.

Date the 3 day of 5 1923

WAYNE L. DICKEY, County Treasurer

COMPARABLE

Lot Six (6) in Block Three (3) in Hill-crest Ridge

Deputy

Addition to the City of Tulsa, Tulsa County, Oklahoma, accord-  
 ing to the Recorded Plat thereof,

together with all improvements and appurtenances now or hereafter to be placed thereon ;  
 and they warrant title to same .

This mortgage is given to secure the principal sum of \$4000.00 payable according to  
 the terms of a certain promissory note in words and figures as follows:

FIRST MORTGAGE NOTE

\$4000.00

Tulsa, Oklahoma, February 23, 1923.

For value received I do hereby promise to pay to Peoples Homes Corporation of Tulsa,  
 Oklahoma, or order on or before the 10th, day of September 1929 the sum of Four Thousand  
 and no/100 Dollars with interest thereon from date hereof, at the rate of eight per centum  
 (8%) per annum, payable monthly and computed on every one hundred dollars balances; monthly  
 installments of \$105.34, payable beginning on the 10th day of *March - 1923* each month thereafter.

S. R. Saunders

First parties hereby covenant and agree to pay all taxes and assessments of whatsoever  
 character on said land, and all taxes and assessments that shall be made upon this loan,  
 or upon the legal holder of said note and mortgage on account of said loan, by the state  
 of Oklahoma, or by the county or town wherein said land is situated, when same shall be-  
 come due, except mortgage tax; and to keep the buildings upon the mortgaged premises in-  
 sured in some reliable insurance company approved by second party against loss or damage  
 by fire, lightning, tornado and wind storm in the sum of \$4500.00 and to assign the policies  
 to second party, and deliver said policies and renewals to second party, to be held by it  
 until this mortgage is fully paid, and first parties assume all responsibility of proof and  
 expense of collecting said insurance if loss occurs.

First parties agree to keep all buildings, fences and other improvements on said land  
 in as good repair as they now are, and shall not commit or allow any waste of said pre-  
 mises.

That if default shall be made in the payment of installment of taxes or assessments upon  
 said premises or upon said loan, or for local improvements or for other purposes, or the  
 premium on said insurance when same becomes due, or in case of breach of any covenant or  
 condition herein contained, then second party or its legal representatives or assigns are  
 hereby authorized to pay said delinquent items, together with any other sum which it  
 may deem necessary to be paid to protect its lien, including liens, claims, adverse title  
 and incumbrances on said premises, and the expense of abstract of title on said premises,  
 and in perfecting and defending the title to said premises, which expense shall include,  
 among other things whatever amount may be expended by second party for attorney's fees,  
 either in perfecting or defending said title; and first parties hereby agree to immediately  
 repay to second party all such sums of money which shall be thus paid by second party to  
 protect its mortgage, together with interest at the rate of eight per cent (8%) per annum  
 from the date of payment by second party until repaid, and any penalties to accrue thereon,  
 and such sums until repaid shall be a charge and lien upon said premises, and shall be se-  
 cured by this mortgage; it is understood and agreed that no interest thus chargeable shall  
 be figured for a period less than one month.

If default shall be made in the payment of any part of either principal or interest  
 when same becomes due, or in case of failure, refusal or neglect of first party to repay  
 immediately any of the above mentioned items, or in case of breach of any of the covenants