

My commission Expires 5/29/26.

(seal) Bertha L. Cooper, Notary Public,

Filed for record in Tulsa, Tulsa County, Oklahoma, May 3rd, 1923, at 1:40 P.M. and recorded in Book 451, page 70.

By Brady Brown, Deputy.

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

229378-GB

COMPARED

FIRST MORTGAGE ON REAL ESTATE

THIS MORTGAGE, Made this 12th, day of February, A. D. 1923, by and between Dorothy G. Hopwood, and I. B. Hopwood, her husband of the county of Tulsa, State, of Oklahoma, hereinafter called first party, and PEOPLES HOMES CORPORATION, organized under the laws of the State of Oklahoma, having its principal office at Tulsa, Oklahoma, hereinafter called second party.

WITNESSETH: That first parties have mortgaged and hereby mortgage to second party, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit:

All of Lot Seventeen (17) in Block One (1) of Woodward Park Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according 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 \$3000.00 payable according to the terms of a certain promissory note in words and figures as follows:

FIRST MORTGAGE NOTE

\$3000.00

Tulsa, Oklahoma, February 12, 1923.

For value received we do hereby promise to pay to Peoples Homes Corporation of Tulsa, Oklahoma, or order on or before the 10th, day of February 1922 the sum of Three 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 even one hundred dollars balances; monthly instalments of \$50.00 payable beginning on the 10th, day of December 1925. and on the 10th, day of each month thereafter.

Dorothy G. Hopwood

I. B. Hopwood,

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 become due, except mortgage tax; and to keep the buildings upon the mortgaged premises insured in some reliable insurance company approved by second party against loss or damage by fire, lightning, tornado and wind storm in the sum of \$4000.00 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 such 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 premises.

That if default shall be made in the payment of instalment 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 cov-