

232080-ACM

NUMBER

664

COMPARED

UNITED STATES OF AMERICA

STATE OF OKLAHOMA

DOLLARS

TITLE GUARANTEE AND TRUST COMPANY, TULSA, OKLA.

\$4500.00

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That A. L. Martin and Flossie M. Martin, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Title Guarantee & Trust 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 West 25.50 feet of Lot Four (4) and the East 26 feet of Lot Three (3) in Biddison Subdivision of Lot Twelve (12) in Block Twenty-eight (28) in Park Place Addition to the City of Tulsa, Tulsa County, Oklahoma

with all the improvements thereon and appurtenance thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Forty-five Hundred (\$4500.00) Dollars, with interest thereon at the rate of 8% per cent per annum, payable semi-annually from date according to the terms of one certain promissory note, described as follow, to-wit:

Note for \$4500.00, executed by A. L. Martin and Flossie M. Martin, his wife, to the Title Guarantee & Trust Company, dated May 25, 1923 with interest at the rate of 8% payable semi-annually from June 1st, 1923, and due June 1st 1926

executed by the makers hereof, of even date herewith, due and payable to the order of the second part, with interest thereon at the rate of 8% per centum per annum, until paid, and at the rate of ten per centum per annum after maturity.

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

The parties of the first part hereby make the following special covenants to and with said party of the second part and their assigns, to-wit:

First. That said first parties will procure separate policies of insurance against fire and tornadoes, each in the sum of Six Thousand and NO/100 (\$6,000.00) 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 parties 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 parties 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 becomes 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 of ten per cent per annum, provided that such payments as by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant herein-