

I hereby certify that I received \$116.00 and
Receipt No. 22742 therefor in payment of mortgage
tax on the within mortgage.
Dated this 21 day of 7 1923
W. W. Stucky, County Treasurer
P. L. B.

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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
and
described real estate/premises, situate in Tulsa County, State of Oklahoma, to-wit:

Lot Eleven (11) in Block Seven (7) Ponder and Pomeroy Addition to the
City of Tulsa, Tulsa County, State of Oklahoma,

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

This Mortgage is given to secure the principal sum of EIGHT HUNDRED Dollars, with
interest thereon at the rate of 10% per cent per annum, payable from date according to the
terms of one certain promissory note, described as follows, to-wit:

Note for \$800.00 executed by Irene M. Fleming and W. A. Fleming her husband to the
Title Guarantee & Trust Company, dated July 10th, 1923, with interest at 10 % payable from
date and due December 10th, 1923,
executed by the makers hereof, of even date herewith, due and payable to the order of the
second party, with interest thereon at the rate of 10% per centum per annum until due,
and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by ----- 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 part----will procure separate policies of insurance against
fire and tornadoes, each in the sum of ----- 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 in-
debtedness hereby secured, either principal or interest, at the time the same become 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 by the mortgagee shall not operate as a waiver
of the right to foreclose the mortgage under the provisions of the fourth special cove-
nant hereinbefore set out.

SIXTH. Upon any default entitling the holder hereof to a foreclosure and if the
indebtedness secured by this mortgage shall be collected by an attorney or through pro-
ceedings in any County, State or Federal Court, an additional sum of ten per cent of