

Dated this 25th day of July 1923

W. W. Stucky p.l.b. County Treasurer

Lot Seven (7) in Block Four (4) Hillcrest Addition to the
City of Tulsa, Tulsa County, 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 FIVE THOUSAND AND NO/100
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 follows, to-
wit:

Note for \$5,000.00 executed by A. L. Martin and Flossie M. Martin, his wife
to the Title Guarantee & Trust Company, dated July 25th, 1923, with interest
at 8% payable semi-annually from August 1st 1923, and due August 1st,
1926, 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 8% 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 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 SEVEN THOUSAND AND NO/100 (\$7,000.00) Dollars,
and maintain the same during the life of this mortgage for the benefit of the mortgagees
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 indeb-
tedness 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 paya-
ble, without notice and shall be entitled to a foreclosure of this mortgage for the satis-
faction thereof.

FIFTH. In case of default in payment of any insurance premium, taxes or assess-
ments, 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 covenant
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
proceedings in any County, State or Federal Court, an additional sum of ten per cent of
the amount due shall be recovered as attorney's fees and shall be included in any judgment
or decree of foreclosure as a part of the indebtedness secured by this mortgage.