

COMPARED

HEREBY CERTIFY THAT I RECEIVED \$1,350.00
 Receipt No. 0824, therefor in payment of mortgage
 tax on the within mortgage.

Dated this 26 day of July, 1923.

W. W. Staker
 p. 13

236666 C. J.

UNITED STATES OF AMERICA
 STATE OF OKLAHOMA

NUMBER
 695

TITLE
 GUARANTEE and TRUST
 COMPANY
 TULSA, OKLA.

DOLLARS
 \$2300.00

OKLAHOMA
 FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That J. G. Baker and Lillie O. Baker, 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 South 172.35 feet of Lot Seven (7) of Garden Acres, Subdivision of the Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section thirty-two (32), Township Twenty (20) North, Range Thirteen (13) East, in Tulsa County, Oklahoma, according to the Official Plat and survey thereof, 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 TWO THOUSAND THREE HUNDRED 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 \$2300.00 executed by J. G. Baker and Lillie O. Baker his wife, to the Title Guarantee & Trust Company, dated July 23rd, 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 TWO THOUSAND FIVE HUNDRED (\$2,500.00) 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 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