

464

County and State, on this 7th day of August, 1923 personally appeared C. Royce Sawyer surviving trustee, to me known to be the identical person who executed the within and foregoing release, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission expires Mar. 30, 1925 (SEAL) Walker M. Hanington, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 13, 1923 at 4:00 o'clock P.M.
in Book 464, page 632

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

237926 C. J. UNITED STATES OF AMERICA
STATE OF OKLAHOMA

COMPARED

NUMBER	TITLE	DOLLARS
700	GUARANTEE and TRUST COMPANY	\$500.00
	OKLAHOMA	
	FIRST MORTGAGE	

KNOW ALL MEN BY THESE PRESENTS:

That Alice Smith and Robert C. Smith, her husband 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:

Lot Six (6) in Block Eight (8) of East Highland Addition to the City of Tulsa, 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 HUNDRED 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:-----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 two 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 against fire and tornadoes, each in the sum of THREE THOUSAND AND NO/100 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 indebted

TREASURER'S ENDORSEMENT
I hereby certify that I received \$500.00 and issued Receipt No. 1177 therefor in payment of mortgage tax on the within mortgage.
Dated this 7th day of Aug. 1923
W. E. Weaver, County Treasurer