

TREASURER, OKLAHOMA

I hereby certify that I received \$110.64 and issued  
 Receipt No. 11064 therefor in payment of mortgage  
 tax on the within mortgage.

Dated this 17 day of July, 1923  
W. W. Stuckey, County Treasurer

to the City of Tulsa.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto behoing, or in anywise appertaining forever.

This conveyance is intended as a mortgage to secure the payment of two certain promissory notes of even date herewith. One for \$735.00 due on the 1st day of August, 1923, the sum of \$25.00 and \$25.00 on the 1st day of each and every month thereafter until the whole sum is paid, and one for \$50.00 made to Jessie Jones, or order, payable July 15, 1923, with 8 per cent per annum, payable semi-annually and signed by Lon Jenkins and Callie Jenkins.

#### COMPARED

Said first parties hereby covenant that they are owners in fee simple of said premises and that they are free and clear of all incumbrances. That they have good right and authority to convey and encumber the same, and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first party agrees to insure the buildings on said premises in the sum of seven hundred dollars for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first parties agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties further expressly agree that in case of foreclosure of this mortgage, and as often as any proceeding shall be taken to foreclose same as herein provided, the mortgagee shall pay to the said mortgagee \$75.00, dollars as attorney's or solicitor's fees therefor, in addition to all other statutory fees; said fee to be due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said premises described in this mortgage, and the amount thereon shall be recovered in said foreclosure suit and included in any judgement or decree rendered in action aforesaid, and collected, and the lien thereof enforced in the same manner as the principal debt hereby secured.

Now, if the said first parties shall pay or cause to be paid to said second parties heirs or assigns said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note, and shall make and maintain such insurance and pay such taxes and assessments then these presents shall be wholly discharged and void, otherwise shall remain in full force and effect. If said insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of - 8 - per cent per annum, until paid, and this mortgage shall stand as security for all such payments and if said sums of money, or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first parties waive notice of election to declare the whole debt due as above and also the benefit of stay, valuation or appraisal laws.

In witness whereof, said parties of the first part have hereunto set their hands the day and year first above written.

Lon Jenkins,  
 Callie Jenkins.

Signed and sealed this 17th day of July 1923  
W. W. Stuckey, County Treasurer