

TREASURER'S ENDORSEMENT
 I hereby certify that I received \$516 and issued
 Receipt No. 11069 therefor in payment of mortgage
 tax on the within mortgage.
 Dated this 13 day of Aug. 1923
W. J. [Signature] County Treasurer
 Deputy

237906 - BH

COMPARED

REAL ESTATE MORTGAGE.

This indenture, made this 13th day of August, in the year one thousand nine hundred and twenty three, between George Ricker and Etta L. Ricker, husband and wife, of Tulsa, Oklahoma, parties of the first part, and C. F. Gordon, party of the second part.

Witnesseth, that the said parties of the first part for and in consideration of the sum of thirteen thousand dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remised, released and confirmed, and by these presents do grant, bargain, sell, release and confirm unto the said party of the second part, his heirs, executors, successors or assigns, forever, all of the following described real estate, situate, lying and being in the county of Tulsa and State of Oklahoma, to-wit:

The southerly 50X140 feet of lot three (3) Block one hundred eighty three (183) more particularly described as that part of lot three (3) block (183) having a frontage of 50 feet on south Detroit Ave., with a width of 140 feet to an alley and adjoining east ninth street with a uniform width of 50 feet all in the original townsite of Tulsa, Oklahoma, (formerly Indian Territory) as shown by the United States Plat and survey thereof.

Together with all the hereditaments and appurtenances thereto^{to} belonging or in anywise appertaining.

To have and to hold, the above bargained premises unto the said party of the second part his heirs, executors, successors or assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, his heirs, executors, successors or assigns forever, and the said party of the first part do covenant with the said party of the second part, his heirs, executors, successors or assigns, that at the time of the delivery of these presents they are well seized of said premises in fee simple; that they are free from all incumbrances and charges whatever, and that they will, and their heirs, executors, successors or assigns shall forever warrant and defend the title to the same against all lawful claims whatsoever.

Provided, always, that these presents are upon the express condition, that the said parties of the first part shall and do well and truly pay or cause to be paid to the said party of the second part, his heirs, executors, successors or assigns, the sum of thirteen thousand and 00/100 dollars, with interest according to three certain promissory notes bearing even date herewith, executed by George Ricker and Etta L. Ricker, parties of the first part, husband and wife of Tulsa, Oklahoma, and to said party of the second part, his heirs, executors, successors or assigns, to which these presents are collateral, and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature, as shall be levied or imposed upon said premises above described, including the taxes upon the mortgage interest of the said party of the second part in and to said premises by virtue of this mortgage, and shall also insure and keep insured the buildings erected and to be erected on the premises above described, in some good and reasonable fire insurance company, to be approved by the party of the second part, against loss and damage by fire, in the sum of at least seventy eight thousand dollars for the benefit of the party of the second part, his heirs, executors, successors or assigns, and assign and deliver the policy and certificates thereof to the party of the second part, his heirs, executors, successors