

468

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By Brady Brown, Deputy.

(SEAL)

O.G. Weaver, County Clerk.

#239048 NS

COMPARED

UNITED STATES OF AMERICA, STATE OF OKLAHOMA.
TITLE GUARANTEE AND TRUST COMPANY, TULSA, OKLA.
OKLAHOMA FIRST MORTGAGE.

Number 262

Dollars \$7000.00

KNOW ALL MEN BY THESE PRESENTS;

That Eva H. Bell and Bailey E. Bell, her husband, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Virginia V. Johnson 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 Sixteen (16) in Block One (1) Kraatz Gerlach Addition to the City of Tulsa, Oklahoma, according to the recorded plat 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 Seven 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;

One promissory note in the sum of \$7,000.00 executed by Eva H. Bell and Bailey E. Bell, her husband, to Virginia V. Johnson, Dated August 27th, with interest thereon at the rate of 8% payable semi-annually, due August, 27th, 1926, according to the terms and conditions set out in said note.- 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 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 Five Thousand and no/100 (\$5,000.00) 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,