

474

the uses and purposes therein set forth,

Witness my hand and official seal the day and year above written.,

My Commission expires March 13- 1924, (seal) Lewis J. Bickney Notary Public,
Filed for Record in Tulsa. Tulsa County, Oklahoma, September 12- 1923 at 4.20 O'Clock P. M.,
and Recorded in Book 474, Page 181

By Brady Brown Deputy,

(seal) O. G. Weaver County Clerk,

#239981	EC	UNITED STATES OF AMERICA	STATE OF OKLAHOMA,
NUMBER		TITLE GUARANTEE AND TRUST Company	DOLLARS
		TULSA OKLAHOMA,	\$ 3,000.00
		OKLAHOMA FIRST MORTGAGE;	

KNOW ALL MEN BY THESE PRESENTS;

That Mary R. Putman and J. K. Putman, her husband of Tulsa County, in the State of Oklahoma, part of the first part, have mortgaged and hereby mortgage to J. M. Winters of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit;

The North Forty-five (45) feet of Lot Seventeen (17) and

the South Five (5) feet of Lot Eighteen (18) in Block Seven (7), Ridgewood Addition to the City of Tulsa, Oklahoma, tax on the within mortgage.

This mortgage is subject to a prior mortgage of \$8,000.00

to the Pioneer Mortgage Company,

TREASURER'S ENDORSEMENT

Receipt No. 11512 dated 13 day of Sept 1923

Dated this 13 day of Sept 1923
W. W. Stuckey, County Treasurer

a James
Deputy

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 Three Thousand Dollars, with interest thereon at the rate of 10% per cent per annum payable annually from maturity according to the terms of one certain promissory note described as follows, to-wit;

Note for \$3,000.00 executed by Mary R. Putman and J. K. Putman her husband, to Mr J. M. Winters, dated March 13th, 1923, with interest at 10% payable after maturity, and due in ninety days from date. 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 10% 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 part will procure separate policies of insurance against fire and tornadoes, each in the sum of _____ 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 secure hereby due and payable, without notice, and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof,