

resubdivision of block six (6) and lots one (1)
two (2) and three (3) of Block four (4) in Terrace
Drive addition to the City of Tulsa, Tulsa County,
State of Oklahoma, according to the recorded plat
thereof,

COMPARED

together with all improvements and appurtenances now or hereafter to be placed thereon,
and they warrant title to same.

This mortgage is given to secure the principal sum of \$4,058.81, payable according
to the terms of a certain promissory note in words and figures as follows:

SECOND MORTGAGE NOTE.

Tulsa, Oklahoma, Oct. 24, 1923.

\$4,058.81

For value received, we do hereby promise to pay to Peoples Homes Corporation, of Tulsa,
Oklahoma, or order, on or before the 10th day of February, 1929, the sum of four thousand
fifty eight and 81/100 dollars, with interest thereon from date hereof at the rate of eight
per centum (8%) per annum, computed on even one hundred dollar balances, in equal monthly
instalments of \$51.65 (plus int.) on the 10th day of each month beginning on the 10th
day of November, 1923.

Anns Maddin,
A. E. Maddin.

First parties hereby covenant and agree to pay all taxes and assessments of whatsoever
character on said land, and all taxes and assessments that shall be made upon this loan,
or upon the legal holder of said note and mortgage on account of ^{said} loan, or by the county or
town wherein said land is situated, when same shall become due, except mortgage tax; and to
keep the buildings upon the mortgaged premises insured in some reliable insurance company
approved by second party against loss or damage, by fire, lightning, tornado and wind storm
in the sum of \$5,250.00 and to assign the policies to second party and deliver said policies
and renewals to second party, to be held by it until this mortgage is fully paid, and first
parties assume all responsibility of proof and expense of collecting such insurance if
loss occurs.

First parties agree to keep all buildings, fences and other improvements on said land
in as good repair as they now are, and shall not commit or allow any waste of said premises.

That if default shall be made in the payment of instalment of taxes or assessments
upon said premises, or upon said loan, or for local improvements, or for other purposes, or
the premium on said insurance when same becomes due, or in case of breach of condition
herein contained, then second party or its legal representatives or assigns are hereby
authorized to pay said delinquent items, together with any other sum which it may deem
necessary to be paid to protect its lien, including liens, claims, adverse title and incum-
brances on said premises, and the expense of abstract of title on said premises, and in
perfecting and defending the title to said premises, which expense shall include, among other
things whatever amount may be expended by second party for attorney's fees, wither in

perfecting or defending said title; and first parties hereby agree to immediately repay
to second party all such sums of money which shall be thus paid by second party to protect
its mortgage, together with interest at the rate of eight per cent (8%) per annum from
the date of payment by second party until repaid, and any penalties to accrue thereon, and
such sums until repaid shall be a charge and lien upon said premises, and shall be secured
by this mortgage; it is understood and agreed that no interest thus chargeable shall be
figured for a period of less than one month.