

and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consent, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received; and the appraisalment of said premises is hereby expressly waived. And all the covenants and agreements herein contained shall run with the land herein conveyed.

This mortgage and the note and coupons secured thereby, shall in all respects be governed and construed by the law of the State of Oklahoma.

Dated this 27th day of October, 1923.

W. A. Catron,
Bell Catron.

Signed in the presence of Wm. T. Calvert.

State of Oklahoma)

SS
Tulsa County) Before me, Wm. T. Calvert, a Notary Public, in and for said County and State, on this 3rd day of November, 1923, personally appeared W. A. Catron and wife, Bell Catron, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth.

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

(SEAL) Wm. T. Calvert, Notary Public.

My commission expires May 15, 1926.

Filed for record in Tulsa County, Okla. on Nov. 5, 1923, at 3:40 P.M. recorded in book 474, page 296, Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

243842 - BH

COMPARED

UNITED STATES OF AMERICA, State of Oklahoma,

Title Guarantee and Trust Company,

Tulsa, Oklahoma

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2,250.00 and issued Receipt No. 12297 therefor in payment of mortgage

tax on the within mortgage.
Dated this 5 day of Nov. 1923

W. W. Stuckey, County Treasurer

L.B.

Deputy

Number 739/

Dollars \$2,250.00

OKLAHOMA FIRST MORTGAGE.

Know all men by these presents, That William S. Dunsmore, and Viola L. Dunsmore, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Title Guarantee & Trust Company 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 seven (7) in Block one (1) in Turley addition to the City of Tulsa, and lot nineteen (19) in Block two (2) Gurley Hill addition to the City of Tulsa, Tulsa County, State of 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 two thousand and two hundred fifty dollars, with interest thereon at the rate of 8% per annum, payable monthly from date, according to the terms of one certain promissory note, described as follows, to-wit:

Note for \$2250.00 payable in 30 monthly installments of \$75.00 each month, beginning December 1st, 1923, 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 maturity and at the rate of 10% per centum per annum after maturity