

#243849-- BH

COMPARED

UNITED STATES OF AMERICA, STATE OF OKLAHOMA

TITLE GUARANTEE AND TRUST COMPANY

TULSA OKLA.

OKLAHOMA FIRST MORTGAGE.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$1200 and issued  
Receipt No. 12301 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 5 day of Nov., 1923

W. W. Stuckey, County Treasurer

S. B.  
Deputy

Number \_\_\_\_\_

Dollars 6000.00

Know all men by these presents: That Lino Shipman, and R. K. Shipman, her husband, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to J. M. Winters of Tulsa Okla. party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit: Lot number five (5) and the north five and one-tenth (5 1/10) feet of lot six (6) in Block ninety (90) in the original town (now city) of Tulsa, Oklahoma, according to the recorded plat thereof. Subject to a first mortgage lien in favor of the Missouri State Life Insurance Co., 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 six thousand and no/100 dollars, with interest thereon at the rate of 8 per cent per annum, payable annually from date according to the terms of one certain promissory note described as follows, to-wit: Note for \$6000.00 dated Nov. 3rd, 1923, and due in six months after date, executed by the maker 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 cent 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 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 or insurance against fire and tornado, each in the sum of insurable value, dollars, and maintain the same during the life of this mortgage for the benefit of the mortgagor 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 shall 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 secured hereby due and payable, without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

Fifth, In case of default in payment of any insurance premium, taxes or assessments, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be secured by the lien of this mortgage and draw interest at the rate of ten