

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1.00 and issued
Receipt No. 12401 therefor in payment of mortgage
tax on the within mortgage.

Dated this 14 day of May, 1923

W. W. Suckley, County Treasurer

parties of the second part, its successors or assigns forever, all that ^{trust} parcel of
land situated in the County of Tulsa and State of Oklahoma, described as follows, to-wit:

Lot four (4) Block nineteen (19) College addition to the City
of Tulsa, according to the recorded plat thereof.

with the appurtenances and all the estate, title and interest of the said parties of the first
part therein. And the said parties of the first part do hereby covenant and agree that at
the delivery ^{here-} of they are the lawful owners of the premises above granted, and seized of
a good and indefeasible estate of inheritance therein, and will warrant and defend the title
to the same, and that the same is free and clear of all incumbrances of whatsoever kind.

This grant, is intended as a mortgage, to secure the payment of the sum of one thou-
sand and no/100 dollars, payable to The Inter-State Mortgage Trust Company at its office in
Greenfield, Massachusetts, according to the terms of one certain promissory note with ten
coupons attached, this day executed and delivered by the said parties of the first part, to the
said party of the second part, and this conveyance shall be void if such payment be made
as therein specified.

But if default be made in the payment of any sum hereby secured or in default of per-
formance of any covenant herein contained, the said first party agrees to pay to the said
party and its assigns interest at the rate of ten (10) cent per annum on said principal
note, from the date of such default to the time when the money shall be actually paid. Any
payment made on account of interest shall be credited in said computation, so that the total
amount collected shall be and not exceed the legal rate of ten (10) per cent per annum.

The first party agrees to pay all taxes and assessments levied upon said real estate,
and if not paid the holder of this mortgage may without notice elect to pay such taxes or
assessments and be entitled to interest on the same at the rate allowed by law, and this mortgage
shall stand as security for the amount so paid with interest.

^{said}
The first party agrees to keep all buildings, fences, and other improvements on said
real estate in as good repair and condition as the same are in at this date, and shall permit
no waste, and especially no cutting of timber, excepting for making and repairing fences on
the place, and such as shall be necessary for firewood for the use of the grantor's family;
and the commission of waste shall, at the option of the mortgagee, render this mortgage subject
to foreclosure.

And the said first party agrees that in the event of the failure, neglect or refusal
of said first party to insure the buildings, or to reinsure the same and deliver the policy or
policies, properly assigned or pledged to the said The Inter-State Mortgage Trust Company,
before noon of the day on which any such policy or policies shall expire, then the said
second party is hereby authorized and empowered by these presents to insure or reinsure said
buildings for said amount, in such company or companies, as it may select, and the said The
Inter-State Mortgage Trust Company, may sign all papers and applications necessary to obtain
such insurance in the name, place and stead of the said first party; and it is further agreed,
in the event of loss under such policy or policies, the said second party shall have full power
to demand, receive, collect and settle the same, and for that purpose may, in the name of said
first party and as his agent and attorney in fact, sign and indorse all vouchers, receipts and
drafts, that shall be necessary to procure the money thereunder, and to apply the amounts so
collected towards the payment of the bond, interest coupons and interest thereon; and if any
or either of said agreements be not performed as afore said, then the said party of the
second part, its indorsees or assigns, may pay such taxes and assessments, or any part thereof,
may affect such insurance as hereinbefore agreed, paying the cost thereof; and for such sums
paid these presents shall be a security in like manner and with like effect as for the payment of

said