

COMPARISON

Lot Eight (8) Block Five (5) in Parkview Place Addition to the City

of Tulsa, Tulsa County, State of Oklahoma,  
with the appurtenances and all the estate, title and interest of the said part--- of the first part herein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

This grant is intended as a mortgage to secure the payment of the sum of (\$1000.00) One Thousand Dollars according to the terms of two certain promissory notes, this day executed and delivered by the said part--- of the first part to the said party of the second part, described as follows, to-wit:

One note for \$250.00 dated Oct 13th 1923 signed by R. M. Coleman and Addie Coleman due on or before Oct 13, 1924 One Note for \$750.00 dated Oct 13th 1923 signed by R. M. Coleman and Addie Coleman due on or before Oct 13, 1924 Each of said notes draw interest from Oct 13th 1923 at the rate of ten per cent, Said interest being payable semi annually. Each note bears an attorneys fees clause of \$15.00 and ten per cent of principal sum. Each of said notes is payable at the West Tulsa State Bank, West Tulsa, Okla.

Said parties of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they become due, and shall keep the buildings on said premises insured to the satisfaction of the holder hereof in the sum of \$1000 and the policy, in case of loss, payable to the said holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and be secured by this mortgage and be collected in the same manner as the principal debt hereby secured. If said principal debt shall not be paid when due, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments, after the same become due, or should said mortgagors commit waste on said described premises, then the said note and all sums by this mortgage secured shall immediately become due and payable without notice, and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent of the amount hereby secured, in no event being less than fifty Dollars, the sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein to the immediate possession of said premises and to the rents and profits thereof, and, the said mortgagor hereby covenant and agree to give the peaceable possession thereof as aforesaid and in case the mortgagee or the holder of this mortgage shall institute proceedings in court to foreclose this mortgage the parties hereto agree that a receiver may be appointed by the court to preserve the same and collect the rentals and profits therefrom without regard to the question of value. All moneys paid on taxes, assessments and insurance as above provided shall draw interest at ten per cent per annum from the date of payment thereof by the mortgagee until paid. In case of the foreclosure of this mortgage and the sale of the property mortgaged under such foreclosure, the same may be sold with or without appraisal, at the option of the holder hereof. All homestead exemptions and stay laws are hereby expressly waived. The foregoing conditions being performed this conveyance to be void, otherwise in full force and effect.

IN WITNESS WHEREOF, The said parties of the first part hereunto set their hands the day and year first above written.

R. M. Coleman

Addie Coleman