

My commission expires Dec. 28, 1925. (Seal)

Dolly Boatright, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Oct. 4, 1923, at 3:40 o'clock P.M. and recorded in Book 479, Page 168.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

241496 C.M.J.

UNITED STATES OF AMERICA
STATE OF OKLAHOMA

Number

TITLE GUARANTEE AND TRUST COMPANY TULSA, OKLA.

Dollars
\$3500.00

OKLAHOMA FIRST MORTGAGE.

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That J. M. Adkison and Ora B. Adkison, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to J. M. Winters 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 Three (3) in Section Five (5), Township Nineteen (19) North, Range Fourteen (14) East, and the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) (except 1 acre out of the Southwest corner thereof) in Section Twenty-eight (28) Township Twenty (20) North, Range Fourteen (14) East, and the undivided four-fifths (4/5) interest in the North half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty (20) North, Range Fourteen (14) East, in Tulsa County, Oklahoma,

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 Three Thousand Five Hundred Dollars, with interest thereon at the rate of 8% per cent per annum, payable semi-annually from date according to the terms of one certain promissory note, described as follows, to-wit:

Note for \$3,500.00 of even date, due October 3rd, 1924, with interest at 8% payable according to the terms and conditions thereon.

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 due, and at the rate of ten per centum 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 and their assigns, to-wit:

First. That said first part- will procure separate policies of insurance against fire and tornadoes, each in the sum of - - - Dollars, and maintain the same during the life of this mortgage for the benefit of the mortgagee 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 become delinquent.

Third. That the said first part- will keep and maintain all improvementson 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 hereof.

RECORDED IN BOOK 479, PAGE 168, OCT. 11, 1923, BY W. W. SWEET, COUNTY CLERK.