

It is further agreed that at the end of this lease or sooner termination thereof, the second party shall give peaceable possession of the premises to first party in as good condition as they are now the usual wear and tear and damage by the elements alone excepted.

This lease shall not be considered renewed except by agreement of the parties hereto.

The covenants and agreements of this lease shall extend to and be binding upon the heirs, executors and assigns of the parties hereto.

Witness our hands and seals the day first above written.

William Ellis, Party of the 1st part.

Ethel Ellis, Party of the 2nd part.

State of Oklahoma, }  
Tulsa County. } ss.

Before me, a Notary Public in and for said County and State, on this 2nd day of October 1923, personally appeared William Ellis and Ethel Ellis, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and each for themselves acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires 1-7-1924. (Seal)

L. L. Wiles, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Nov. 5, 1923, at 9:00 o'clock A.M. and recorded in Book 479, Page 365.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

243823 C. W. J. TREASURER'S ENDORSEMENT OKLAHOMA FIRST MORTGAGE.

I hereby certify that I received \$, 20 and issued Receipt No. 12304 therefor in payment of mortgage tax on the within mortgage.

Dated this 6 day of Nov, 1923  
W. W. Stuckey, County Treasurer.

COMPARED

KNOW ALL MEN BY THESE PRESENTS: That W. A. Catron and wife, Bell Catron of Tulsa County, State of Oklahoma, parties of the first part, have mortgaged

and hereby mortgage to C. D. Coggeshall party of the second part, the following described real estate and premises, situated in Tulsa County State of Oklahoma, to-wit: North five feet (N 5') of Lot Nine (9) and South Forty feet (S 40') of Lot Ten (10), Block One (1) in Elmwood Addition to the city of Tulsa.

It is understood and agreed that this mortgage is given subject to a certain Three Thousand Dollar (\$3000.00) mortgage bearing even date herewith with all improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of Fifteen Hundred Dollars, due and payable on the 22d day of April & October, 1924 and 1925, with interest thereon at the rate of 8 per cent per annum, payable semi-annually from date, according to the terms and at the time and in the manner provided by Four certain promissory notes of even date herewith, given and signed by the makers hereof and payable to the order of the mortgagee herein, and being for the principal sum of Fifteen Hundred Dollars.

All sums secured by this mortgage shall be paid at the office of C. D. Coggeshall & Co. in Tulsa, Oklahoma, unless otherwise specified in the note and coupons.

IT IS EXPRESSLY AGREED AND UNDERSTOOD by and between the said parties hereto, that this Mortgage is a first lien upon said premises; that the party of the first part will pay said principal and interest at the times when the same fall due and at the place and in the manner provided in said note, and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second party, and shall be kept insured for the benefit of the second party or its assigns, against loss by fire

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