

244492 C.J.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$28 and issued
 Receipt No. 2422 therefor in payment of mortgage
 on the within mortgage.
 Dated this 14 day of May, 1923
 W. W. Stuckey, County Treasurer

MORTGAGE

COMPARED

FOR THE CONSIDERATION OF One Hundred Seventy-five
 DOLLARS, Emma H. Hanlin and C.C. Hanlin, her husband,
 of Tulsa County, State of Oklahoma, first parties do
 hereby mortgage and convey to GUMBROTHERS COMPANY,

a corporation, of Oklahoma, City, Oklahoma, second party, its successors and assigns, the
 following real estate, situated in Tulsa County, State of Oklahoma, described as follows,
 to-wit:

The East half of the Southwest quarter, of Section Twenty-four, in
 Township Twenty-one, North, Range Twelve, East of the Indian Meridian,
 Less 6.45 acres used as Right of Way of the Midland Valley Railroad Company,
 Containing 73.55 acres, more or less.

Subject to a prior mortgage of \$2500.00 to the Aetna Life Insurance Company.

Together with all rents and profits therefrom and all improvements and appurtenances
 now or hereafter in anywise belonging thereto; and the said first parties do hereby warrant
 the title thereto against all persons whomsoever.

This mortgage is given as security for the performance of the covenants herein, and
 the payment to the said GUM BROTHERS COMPANY, a corporation, its successors and assigns, the
 principal sum of One Hundred Seventy-five Dollars, according to the terms and conditions of
 the two promissory notes made and executed by said Emma H. Hanlin and C. C. Hanlin bearing even
 date herewith, and with interest thereon according to the terms of said notes the last of
 said notes maturing on the first day of September, 1925.

The said first parties shall not commit or suffer waste; shall pay all taxes and
 assessments upon said described real property, and any taxes or assessments made upon said
 loan or the legal holder of said note and mortgage on account of said loan, to whomsoever
 assessed, including personal taxes, before delinquent, except the mortgage registration tax
 provided by the laws of the State of Oklahoma, which shall be paid by the mortgagee; shall
 keep said premises free from all judgments, mechanics' liens and all other statutory liens
 of whatsoever nature; shall pay for expense of extension of abstract and all expenses and
 attorney's fees incurred by the second party or its assigns by reason of litigation with
 third parties to protect the lien of this mortgage, and shall pay promptly when due the in-
 terest on or principal of any prior mortgages on said premises; shall keep the buildings upon
 said premises insured against loss by fire, lightning, wind storms, cyclones and tornadoes, and
 in such other forms of insurance as may be required by said second party or assigns, in an
 amount satisfactory to said second party or assigns, in insurance companies approved by said
 second party, delivering all policies and renewal receipts to said second party, its succe-
 ssors and assigns; and upon satisfaction of this mortgage will accept from the mortgagee a
 duly executed release of the same, have it recorded, and pay the cost of recording.

A failure to comply with any of the agreements herein shall cause the whole debt
 secured hereby to at once become due and collectible, if said second party or assigns so elect
 and no demand for fulfillment of conditions broken, nor notice of election to consider the
 debt due shall be necessary previous to commencement of suit to collect the debt hereby se-
 cured or any part thereof, or to foreclose this mortgage; and if suit is commenced to fore-
 close this mortgage the second party, its successors and assigns, shall be entitled to have
 a receiver appointed to take charge of said real estate during such litigation and period of
 redemption from sale thereunder, accounting to the mortgagor for the net income only, apply-
 ing the same in payment of any part of the debt secured hereby remaining unpaid.