

245379 C.J.

ENDORSEMENT

Received of 126 54 and issued  
 the sum of 126 54 in payment of mortgage  
 tax on the 26 day of Nov, 1923

W. W. Suckey, County Treasurer

Deputy

MORTGAGE

COMPARED

KNOW ALL MEN, That James T. Cook and Rebecca J. Cook  
 his wife, ( James T. Cook and J. T. Cook is one and the  
 same person) of Tulsa County, Oklahoma, hereinafter  
 called mortgagor, to secure the payment of the sum of  
 Ten-Hundred, Seventy-five and no/100 (\$1075.00) DOLLARS

paid by THE FIRST TRUST COMPANY OF WICHITA, mortgagee, does hereby mortgage to said THE FIRST  
 TRUST COMPANY of WICHITA, the following described premises situated in the County of Tulsa  
 Oklahoma, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter ( SW $\frac{1}{4}$ ) of Section  
 Twenty (20), Township Nineteen (19) North, Range Fourteen (14) East,  
 of the Indian Meridian, containing in all 40 acres more or less, according to Government survey,  
 with all the appurtenances, and warrant the title to the same.

This mortgage is made to secure the payment of the money, and the performance of  
 the agreements, to be paid and performed by mortgagor to-wit:

FIRST-- That the mortgagor will pay to said THE FIRST TRUST COMPANY OF WICHITA,  
 its successor or assigns, at its place of business, in Wichita, Kansas, Ten-hundred, seventy-  
 five and no/100 DOLLARS according to the terms of One promissory note executed by the said  
 mortgagor, said note being in amount as follows:--

One note for Ten-Hundred, Seventy-five and no/100 dollars, Dated Nov. 26th, 1923 bearing in-  
 terest from the date therein stated at Six per cent per annum, payable semi-annually.

SECOND--That from and after the maturity of said note or any of said notes, accord-  
 ing to the provisions thereof, and after the maturity of any sum herein agreed to be paid,  
 mortgagor will pay to the mortgagee, its successor or assigns, interest at the rate of 10  
 per cent per annum, semi-annually on said principal note or notes from the date of such maturi-  
 ty to the time when the money shall be actually paid.

THIRD--That mortgagor will pay all the taxes and assessments levied under the laws  
 of Oklahoma upon said real estate, before the same become delinquent, also all liens, claims,  
 adverse titles, and encumbrances on said premises; if any of said taxes, assessments, liens  
 or claims be not paid by mortgagor, mortgagee may elect to pay the same and shall be entitled  
 to collect all sums thus paid with interest at the rate of 10 per cent per annum, and this  
 mortgage shall stand as security for the amount so paid with such interest.

FOURTH-- That mortgagor will keep all buildings, fences and other improvements on  
 said real estate in good repair and will permit no waste on said premises.

FIFTH-- That mortgagor will at his own expense until the indebtedness herein recited  
 is fully paid keep the buildings erected on said lands, insured against fire in the sum of no  
 DOLLARS in some responsible Insurance Company, approved by mortgagee, payable to the mortgagee  
 or assigns and deliver the policies to the mortgagee; the mortgagee agrees, in case of fire,  
 to devote the proceeds of such insurance to rebuilding buildings on said land, the said mort-  
 gagee, or assigns, holding the said proceeds in trust until the buildings are rebuilt; or if  
 mortgagor prefers, said proceeds may be credited on the principal sum, as of date of maturity  
 of next interest payment, In case of failure to insure or maintain insurance as agreed and  
 deliver the policies to the mortgagee herein, said mortgagee may procure such insurance and  
 pay the premium thereon, including all premiums unpaid on any policy delivered to mortgagee  
 and collect the cost thereof, together with 10 per cent interest, from mortgagor, and this  
 mortgage shall stand as security therefor.

IT IS EXPRESSLY AGREED; That if mortgagor shall fail to pay said sums of money,  
 either principal or interest, within sixty days after the same become due, or fails to perform