

acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS my hand and official seal.

My Commission Expires July 9th 1927

(SEAL)

George P. Bonnette, Notary
Public

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 7, 1923 at 4:20 o'clock P. M. in Book 480, page 602

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

246294 C. J.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$3,736.69 and issued Receipt No. 12832 for or in payment of mortgage tax on the within mortgage.

Dated this 8 day of Dec., 1923

W. W. Snuckey, County Treasurer

Deputy

SECOND MORTGAGE ON REAL ESTATE COMPARED

THIS MORTGAGE, Made this 1st day of December A. D. 1923 by and between William A. Ryan and Maria M. Ryan, his wife of the County of Tulsa, State of Oklahoma hereinafter called first party, and PEOPLES HOMES CORPORATION organized under the laws of the State of

Oklahoma, having its principal office at Tulsa, Oklahoma, hereinafter called second party.

WITNESSETH: That first parties have mortgaged and hereby mortgage to second party, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit:

Lot Twenty One (21) in Block Four (4) in Edgewood Place Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof together with all improvements and appurtenances now or hereafter to be placed thereon; and they warrant title to same.

This mortgage is given to secure the principal sum of \$3,736.69, payable according to the terms of a certain promissory note in words and figures as follows:

SECOND MORTGAGE NOTE

\$3,736.69

Tulsa, Oklahoma,
December 1st, 1923

For value received we do hereby promise to pay to Peoples Homes Corporation, of Tulsa, Oklahoma, or order, on or before the 10th day of July 1928 the sum of Three Thousand Seven Hundred Thirty Six and 69/100 Dollars with interest thereon from date hereof at the rate of eight per centum (8%) per annum, computed on even one hundred dollar balances, in equal monthly instalments of \$56.60, plus int on the 10th day of each month, beginning on the 10th day of December 1923.

William A. Ryan

Maria M. Ryan

First parties hereby covenant and agree to pay all taxes and assessments of whatsoever character on said land, and all taxes and assessments that shall be made upon this loan, or upon the legal holder of said note and mortgage on account of said loan, by the state of Oklahoma, or by the county or town wherein said land is situated, when same shall become due, except mortgage tax; and to keep the buildings upon the mortgaged premises insured in some reliable insurance company approved by second party against loss or damage by fire, lightning, tornado and wind storm in the sum of \$6,500 and to assign the policies to second party and deliver said policies and renewals to second party, to be held by it until this mortgage is fully paid, and first parties assume all responsibility of proof and expense of collecting such insurance if loss occurs.

First parties agree to keep all buildings, fences, and other improvements on said land in as good repair as they now are, and shall not commit or allow any waste of said premises.

That if default shall be made in the payment of instalment of taxes or assessments upon said premises, or upon said loan, or for local improvements, or for other purposes, or the premium on said insurance when same becomes due, or in case of breach of any covenant