

Filed for record in Tulsa County, Okla. on Jan 3, 1924, at 4:00 P.M. recorded in book 481, page 212, BradybBrown, Deputy.

(SEAL) O.C. Weaver, County Clerk.

248156 - BH.

OKLAHOMA  
REAL ESTATE MORTGAGE.

TREASURER'S ENDORSEMENT  
I hereby certify that I received \$2.00 and issued  
Receipt No. 13142 for payment of mortg.  
tax on the within mortgage.  
Dated this 2 day of Jan 1924  
W. W. Stuckey, County Treasurer  
B. Quinn Deputy

Know all men by these presents, that Mary M. Coleman and G. T. Coleman, her husband of Tulsa County, in the State of Oklahoma, parties of the firstpart, hereby mortgage to Fidelity Investment Company of Tulsa Oklahoma a corporation duly organized and doing business under and by virtue of the statutes of the State of Oklahoma, party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

The south fifty (50) feet of the north one hundred (100) feet of lot fourteen (14) in block one (1) in Clover Ridge addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof;

with all the improvements thereon and appurtenances thereunto belonging and warrant the title of the same. This mortgage is given to secure the principal sum of twenty one hundred and no/100 dollars with interest thereon at the rate of 8 per centum per annum, payable annually from - - according to the terms of one certain promissory note described as follows, to-wit: One promissory note dated December 28, 1923 in the sum of \$2100.00 payable in installments of \$36.33 per month said installments to be paid on or before the 28th day of each and every month beginning the 28th day of January, 1924. Deferred payments to bear interest at the rate of eight per cent per annum from date until paid, interest to be deducted monthly from said monthly payment. Said note made in favor of the said Fidelity Investment Company, and signed by the said Mary M. Coleman, and G. T. Coleman, her husband;

First. The mortgagors represent that they have fee simple title to said land, free and clear of all liens and encumbrances, except first mortgage in favor of Sophronia E. Schmidt in the sum of \$1250.00 as the same appears of record, and hereby warrant the title against all persons waiving hereby all rights of homestead exemption, and waive the appraisal of said lands in case of sale under foreclosure.

Second. If said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said note as the same shall mature, and shall keep and perform all the covenants and agreements in this mortgage, then these presents shall become void; otherwise to remain in full force and effect.

Third. Said mortgagors agree to pay promptly when due and payable, all taxes and assessments that may be levied within the State of Oklahoma, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien; and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintain or of enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of said indebtedness; and will pay any and all labor and material liens whether created before or after this date that are lawfully charged against said premises.

And will also keep all buildings erected and to be erected upon said lands, insured, against loss and damage by tornado and fire with insurance approved by the mortgagee herein in the sum of \$2000.00 as a further security for said debt, and assign and deliver to the mortgagee all insurance upon said property to be by it collected, as its interest may appear. In case said mortgagees shall fail to pay any such taxes, assessments, charges,