

TREASURER'S ENDORSEMENT
 I hereby certify that I received \$28 and issued
 Receipt No. 3192 therefor in payment of mortgage
 tax on the within mortgage.
 Dated this 1 day of January 1927
 W. W. Stuckey, County Treasurer
 Deputy

248311 - BH

COMPARED

REAL ESTATE MORTGAGE.

This indenture, made this 28th day of December, A.D. 1923, by and between Merwin Haven, and Alice P. Haven, his wife, of Tulsa County, State of Oklahoma, of the first part, and Robt. E. Adams, of the second part,

Witnesseth, that the said party of the first part; in consideration of the sum of four hundred and no/100 dollars, to him in hand paid, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, forever, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: All of lot two (2) in Block thirteen (13) of Hillcrest addition to the City of Tulsa, Oklahoma according to the recorded plat thereof, with all the appurtenances and all the estate, title and interest of the said party of the first part herein. And the said party of the first part does hereby covenant and agree that at the delivery hereof, he is the lawful owner of the premises above granted, and seized of a good and inalienable estate of inheritance, therein, free and clear of all incumbrances, subject to first mortgage in the sum of \$3,500.00.

This grant is intended as a mortgage to secure the payment of the sum of four hundred and no/100 dollars, according to the terms of six certain promissory notes this day executed and delivered by the said party of the first part, to the said party of the second part, described as follows, to-wit: Six notes executed by Merwin Haven to Robt. E. Adams, each for the sum of \$66.67, the first note maturing on the 1st day of February, 1924, and one note on the 1st day of each and every month thereafter, until all of said notes are paid in full. All of said notes bear interest at the rate of 10% per annum from the date payable at maturity.

Said first party of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they become due, and shall keep the buildings on said premises insured to the satisfaction of the holder hereof in the sum of \$4,000. and the policy in case of loss, payable to the said holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage and be collected in the same manner as the principal debt hereby secured. If said principal debt shall not be paid when due, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments, after the same become due, or should said mortgagors commit waste on said described premises, then the said notes and all sums by this mortgage secured shall immediately become due and payable without notice, and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent of the amount hereby secured, in no event being less than fifty dollars, the sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein to the immediate possession of said premises and to the rents and profits thereof, and, the said mortgagor hereby covenants and agrees to give the peaceable possession thereof as aforesaid and in case the mortgagee or the holder of this mortgage shall institute proceedings in court to foreclose this mortgage the parties hereto agree that a receiver may be appointed by the court to preserve the same and collect the rents and profits therefrom without regard to the question of value. All moneys paid on taxes, assessments and insurance