

TREASURER'S ENDORSEMENT
I hereby certify that I received \$350 and issued
Receipt No. 13677 for the payment of mortgage
tax on the within mortgage.

Dated this 14 day of Feb. 1924

W. V. S. County Clerk

Deputy

Witnesseth that the said parties of the first part, for and in consideration of the sum of seven thousand four hundred (\$7,400.00) dollars, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said party of the second part, and to its successors and assigns, forever, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot ten (10) in block eleven (11) of Broadmoor addition
to the City of Tulsa, according to the recorded plat of said
addition.

This mortgage is given to secure a part of the purchase price to be paid by the grantors herein for the above described property, with the tenements, appurtenances and hereditaments thereunto belonging, and all the estate, title and interest of the said parties of the first part herein, together with the rents issues and profits thereof. And the said parties of the first part do hereby covenant and agree that at the delivery ^{here-} of they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except the mortgage of record in favor of Sun Brothers Company, given to secure a note on which the unpaid balance is \$5,000.00 with interest, payable according to the terms of said note.

This grant, is intended as a mortgage to secure the payment of the sum of seven thousand four hundred (\$7,400.00) dollars, together with the interest thereon according to the terms of one certain promissory note executed and delivered by the said parties of the first part to the said party of the second part described as follows: Of even date herewith, payable \$1,000.00 August 1, 1924, \$150.00 April 1, 1924, and \$150.00 on the first day of each month after April, 1924 until said principal sum shall have been fully paid, said note providing that installments not paid when due shall draw interest after their respective maturities at the rate of ten per cent per annum until paid.

Said parties 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 shall become due, and shall keep the buildings on said premises in good repair and insured to the satisfaction of the holder hereof in the sum of \$_____ and the policy in case of loss, payable to the 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 draw interest at the rate of ten per cent per annum, payable semi-annually, from date said sums are expended, all such sums shall be secured by this mortgage and be collected in the same manner as the principal debt hereby secured.

Now, if the parties of the first part shall fail to pay, or cause to be paid, any of the note or notes secured hereby, or shall fail in any of the terms or conditions of the said prior bond or mortgage, or if at anytime there remains unpaid any interest, insurance, premiums, taxes or assessments, after the same becomes due, or should said mortgagors commit waste on said described premises, then the said note, and all the sums secured by this mortgage shall immediately become due and payable, at the option of the holder hereof, without notice or demand 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 less than fifty dollars, the said 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 the said premises and to the rents and profits thereof, and, the

COMPARED