

249533 C. J

TREASURER'S ENDORSEMENT
I hereby certify that I received \$ 0.94 and issued
Receipt No. 2419 therefor in payment of mortgage
tax on the within mortgage.

Dated this 22 day of Jan 1924
W. W. Stuckey, County Treasurer

J. B.
Deputy

REAL ESTATE MORTGAGE

COMPARED

THIS INDENTURE, Made this first day of January A. D.
1924, by and between Ralph Dunbar and Pauline J. Dunbar
husband and wife of Tulsa County, State of Oklahoma,
of the first part, and The Hanna Lumber Company of
the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum
of Four Hundred and no/100 DOLLARS, to them in hand paid, the receipt of which 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 its successors heirs and assigns, forever, all
the following described real estate, situated in the County of Tulsa State of Oklahoma, to-
wit: Lot Three (3) of Tulsa Garden Acres Subdivision of the South Half ($S\frac{1}{2}$) of the North
Half ($N\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) and the South Half
($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section Thirty-two
(32), Township Twenty (20) North and Range Thirteen (13) East of the Indian Base and
Meridian with the appurtenances and all the estate, title and interest of the said parties
of the first part herein. And the said parties of the first part do hereby covenant and agree
that at the delivery hereof 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 incum-
brances except two certain mortgages of record to Oklahoma City Building and Loan Association
for \$2,000.00 and \$1,000.00 respectively

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 one certain promissory note, this day executed
and delivered by the said parties of the first part to the said party of the second part,
described as follows, to-wit:

482 A note for Four Hundred Dollars (\$400.00) of even date herewith payable in install-
ments of One Hundred Dollars together with interest on the unpaid balance of the principal
monthly, interest at eight per cent. per annum from date hereof and installments not paid when
due to draw interest at ten per cent after their respective maturities.

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 become
due, and shall keep the buildings on said premises insured to the satisfaction of the holder
hereof in the sum of \$----- 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 ef-
fected by the holder hereof, and the amounts so paid shall be a lien on the premises afore-
said 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
note 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 mortgagors hereby covenant and agree to give the peaceable possession thereof
as aforesaid and in case the mortgagee or the holder of this mortgage shall institute pro-