

It is expressly agreed by and between said parties hereto, that this mortgage is a first lien upon said premises; that the said parties of the first part will pay said principal and interest at the times when the same fall due, and at the place and in the manner provided in said note, and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair, and shall not be destroyed or removed without the consent of the said second party.

It is further agreed and understood that the said second party may pay any taxes or assessments levied against said premises, or other sums necessary to protect the rights of said second party, or assigns, and recover the same from the first parties with five per cent interest, and that every such payment is secured hereby.

It is further agreed that upon the breach of warranty herein, or upon failure to pay when due, any sum, interest or principal secured herein, or any tax or assessment herein mentioned, or to comply with any requirements herein, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder hereof, and shall bear interest thereafter at the rate of ten per centum per annum; said party of the second part shall be entitled to foreclose this mortgage, according to law, and have the said premises sold and the proceeds applied to the payment of the sum secured hereby, and said parties of the first part hereby agree in the event action is brought to foreclose this mortgage, that they will pay an attorney's fee of ten per cent of the principal, above shown which this mortgage also secures.

Dated this 19th day of January A. D. 1924.

Bessie L. Adkins (nee Brady)
E. S. Adkins

STATE OF OKLAHOMA,)
Muskogee County,) ss:

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of January 1924, personally appeared Bessie Adkins Nee Brady (otherwise know and the same person as Bessie L. Adkins nee Brady) and E. S. Adkins wife and husband to me known to be the identical persons who executed the within and foregoing instrument, and 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 the day and year above written.

My commission expires April 16, 1927 (SEAL) W. A. Bailey, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Jan 24, 1924 at 4:15 o'clock P. M. in Book 482, page 572

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

249766 C.J.

OKLAHOMA

TREASURER'S ENDORSEMENT

I hereby certify that I have received from the Mortgagor the sum of \$2,000.00 and have deposited the same in the Treasury of the State of Oklahoma, to be paid to the Mortgagee when the same shall become due.

Witness my hand and seal this 24th day of January, 1924.
W. A. Bailey, County Treasurer

the Mortgagor, and the Mager-Swan Mortgage Company, a body corporate organized under the laws of the State of Oklahoma, hereinafter called the mortgagee.

WITNESSETH, That the said Mortgagor in consideration of the sum of Two Thousand and No/100 Dollars, to them paid by the said Mortgagee, do hereby grant, bargain, sell and convey to the said Mortgagee, its successors and assigns forever, the following real estate situate at Tulsa, in the County of Tulsa and State of Oklahoma, and bounded and described as

MORTGAGE

THIS INDENTURE made the Eighteenth day of January, in the year one thousand nine hundred and Twenty-four (1924) between C. M. Staigers and Jemie E. Staigers, husband and wife hereinafter called

the Mortgagor, and the Mager-Swan Mortgage Company, a body corporate organized under the laws of the State of Oklahoma, hereinafter called the mortgagee.