

Phillips who acknowledged the signing of the foregoing instrument, to be her voluntary act and deed for uses and purposes therein mentioned.

IN TESTIMONY WHEREOF I have affixed my official seal this 9th day of April, 1923.

(Seal)

E. F. Folger, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Feb. 28, 1924, at 4:10 o'clock P.M. and recorded in Book 483, Page 347.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

252262 T.C.M.J.

I hereby certify that I received \$17,900.00 from the maker of the foregoing FIRST MORTGAGE.

COMPARED

Received by me on this day of February, 1924, the sum of \$17,900.00 from the maker of the foregoing FIRST MORTGAGE.

Dated this 28th day of February, 1924.

W. W. Mackay, County Clerk.

J. B.

Deputy

KNOW ALL MEN BY THESE PRESENTS: That Peroos T. Thomas and George T. Thomas her husband, of Tulsa County, in the State of Oklahoma, parties of the

first part, have mortgaged and hereby mortgage to B. C. Conner, Administrator with the will annexed, of the Estate of J. W. Sturm, deceased, of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa, County, State of Oklahoma, to-wit:

Lot Thirty-eight (38), Block Forty-five (45) of the Original Town of Sand Springs, Oklahoma, according to the recorded plat thereof;

with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Twenty-Thousand (20,000.00) Dollars, with interest thereon at the rate of eight per cent. per annum, payable semi-annually from date according to the terms of ten certain promissory notes, described as follows, to-wit: nine notes, each in the sum of \$500., one due at the expiration of each six months from date until all are paid, and one, in the sum of \$15,500. due Feb. 27, 1929, executed by the makers hereof, of even date herewith, to the order of the second party, with interest thereon at the rate of eight per centum per annum until due, and at the rate of ten per centum per annum after due.

The interest before maturity is further evidenced by coupons attached to each of said principal notes, principal and interest ~~and interest~~ payable at the place designated in said notes and coupons, and said principal notes being numbered 1 to 10 inclusive.

The parties of the first part hereby make the following special covenants to and with the said party of the second part and their assigns, to-wit:

FIRST. That said first parties will procure separate policies of insurance against fire and tornadoes, each in the sum of Twenty Thousand (20,000.) Dollars, and maintain the same during the life of this mortgage for the benefit of this mortgagee or their assigns, and made payable to the mortgagee or assigns as his or their interest may appear.

SECOND. That the first parties will pay all taxes and assessments, whether general or special, lawfully levied or assessed on said premises, before the same become delinquent.

THIRD. That the said parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

FOURTH. Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated, as well as for the failure to pay any part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of this mortgage may declare the entire sum or sums secured hereby due and payable, without notice, and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

FIFTH. In case of default in payment of any insurance premium, taxes or assessments, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall