

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2,500 and issued
Receipt No. 5281 therefor in payment of mortgage
on the within mortgage.

Witness my hand and seal this 10 day of June 1924
W. W. Smith, Treasurer

(whether one or more than one), and Leonard & Braniff, a corporation, hereinafter mentioned
as second party.

WITNESSETH, the first party has mortgaged and does hereby mortgage to the second party,
its successors and assigns, the following described real property and premises situate in
Tulsa County, State of Oklahoma, to-wit:

Lot Four (4), Block Nine (9), Oak Grove Addition to the city of Tulsa, as
shown by the recorded plat thereof; Premises now being known as 1416 South
Baltimore Avenue;

together with all improvements thereon and appurtenances thereunto belonging or in anywise
appertaining and warrants the title to the same.

This mortgage is given to secure the performance of the covenants hereof and the payment
of the principal sum of Thirty-five Hundred (\$3500.00) Dollars, according to the terms and
at the times and in the manner provided in one promissory note, made and executed by the
first party to the order of the second party herein, bearing even date herewith with interest
thereon from the date thereof at the rate of six per centum per annum, payable semi-annually,
which interest is evidenced by coupons thereto attached, which principal sum is payable in
installments and on the dates as therein specified with the privilege of partial payments
prior to maturity in accordance with the stipulations therein.

It is expressly agreed and understood by and between the parties hereto that this
mortgage is a first lien upon the said premises and that the first party will pay said princi-
pal and interest at the time and in the manner provided in said notes and that the first
party will pay all taxes and assessments against said land immediately upon the same becoming
due and will not commit or permit any waste upon said premises; that the buildings or other
improvements thereof shall be kept in good repair and shall not be destroyed or removed with-
out the consent of the second party or its assigns; and the first party agrees to keep said
premises unceasingly insured during the life of this mortgage against fire, lightning, and
tornado, for not less than Thirty-five Hundred dollars, in form and companies satisfactory
to second party or its assigns, and that all policies for such insurance and any insurance
now or hereafter written covering said premises shall be immediately after the execution thereof
delivered to the second party or its assigns, and all policies covering expired insurance
shall be delivered to second party or its assigns at least thirty days before the expiration
date of such expiring insurance, all of such policies to have mortgage clause of a form
satisfactory to second party or its assigns attached. If the title to said premises be trans-
ferred, the second party or its assigns is authorized as agent for the first party to assign
the insurance to the grantee of the title, without any duty, however, on the second party or
its assigns so to do.

It is further understood and agreed that in event any taxes or assessments against said
premises become delinquent or any other sums become due, the payment of which is necessary
to protect the property or the rights of the second party or assigns, or in the event of the
failure to procure and keep in force insurance as herein provided, the second party or its
assigns may pay any such taxes or assessments or sums necessary, or procure and pay for such
insurance, (but there is no obligation upon the second party or its assigns so to do); and
the first party agrees to repay the same immediately with interest at 10%, which sums so
expended and interest shall be a lien on the real property above described and secured hereby.

It is further agreed that if and as often as this mortgage or the notes secured hereby