

Filed for record in Tulsa. Tulsa County, Oklahoma, April 5- 1924 at 11:40 O'Clock A. M. and  
Recorded in Book 484, Page 183,

By Brady Brown Deputy.

(seal) O. G. Weaver County Clerk,

#255085 EC

SECOND MORTGAGE;

THIS MORTGAGE; Made this 2nd, day of April A. D. 1924 by and between Maye Spratt and D. O. J. Spratt, wife and Husband of Tulsa County, in the State of Oklahoma, as the parties of the first part, (hereinafter called mortgagors whether one or more) and EXCHANGE TRUST COMPANY, a corporation, of Tulsa, Oklahoma, as the party of the second part, (hereinafter called mortgagee);

WITNESS, That the said mortgagors for the purposes of securing the payment of the sum of SIX HUNDRED and No/100 (\$600.00) Dollars and the interest thereon, as herinset forth, do by these presents mortgage unto said mortgagee, its successors and assigns all of the following described real estate, situated in Tulsa County, Oklahoma, to-wit;

Lot Seventeen in Block Three (3) in East Highland

Addition to the City of Tulsa, Tulsa County, Oklahoma,

according to the recorded plat thereof, also known as

2519 East Admiral Boulevard, Tulsa, Oklahoma,

TREASURER'S ENDORSEMENT

I hereby certify that I received \$120 and issued Receipt No. 14379 for the payment of mortgage

Dated this 5 day of April 1924  
W. W. Weaver, County Clerk

TO HAVE AND TO HOLD the same, together with all and singular the improvements thereon, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever,

Provided, however, that this mortgage is given to secure the payment to said mortgagee, its successors and assigns, the aggregate principal sum of SIX HUNDRED AND NO/100 Dollars, according to the terms of one promissory note of even date herewith, bearing interest at the rate of ten (10) per cent, per annum, both principal and interest being payable on the amortization plan in 24 equal monthly installments of Thirty and No/100 (\$30.00) Dollars, each payable on the first day of each month beginning the 1st day of May 1924, and a final payment of Twenty-nine and 16/100 (\$29.16) Dollars payable on the 1st day of February, 1926. with interest at ten per cent per annum from maturity until paid, payable, at the office of said mortgagee EXCHANGE TRUST COMPANY, Tulsa Oklahoma,

And said mortgagors as a part and parcel of the same transaction, and as further security for the payment of the indebtedness hereinbefore set forth, and as an inducement for the acceptance of this mortgage, hereby covenant and agree that they warrant and will defend the title to said premises, and that they are the owners in fee simple of the same; that the same are free, clear and discharged of all encumbrances, charges, claims, demands, liens, liabilities for liens or any other claims or demand except a real estate, mortgage given of even date herewith to said mortgagee in the principal sum of Three Thousand, Dollars, and the parties of the first part, the mortgagors, herein covenant and agree that if they fail in any of the terms and conditions of said prior mortgage, or the note or notes which said mortgagee was given to secure, and if said prior mortgage be assigned in trust or otherwise to another than the second party, then any part of principal or interest secured thereby and taken up held or owned by said second party shall be a further lien upon said land and be secured hereby, and may be included in any judgment or decree entered hereon, and all sums secured hereby shall draw interest at the rate of ten per centum per annum, payable semi-annually from date said sums are paid out or excepted,

Said mortgagors hereby covenant and agree to pay all taxes and assessments of whatsoever character or kind on said land and any and all taxes or assessments that shall hereafter be levied against the same, except the mortgage tax that may be payable upon the filing of this instrument, but including personal taxes before the same shall become delinquent and a lien upon said property, and to keep the buildings upon the premises hereby mortgaged insured in some reliable insurance company, approved by the mortgagee against loss or damage by fire,