

252368 M H

UNITED STATES OF AMERICA

STATE OF OKLAHOMA

TREASURER'S ENDORSEMENT NUMBER 280

DOLLARS \$1,250.00

I hereby certify that I received \$1,200 and issued
Receipt No. 13929 in payment of mortgage

TITLE

GUARANTEE AND TRUST COMPANY

Date Feb 29 1924

TULSA OKLA.

COMPARED

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Ella M. Adkison, single of Tulsa, Tulsa county, in the State of Oklahoma, party of the first part, have mortgaged and hereby mortgage to Title Guarantee & Trust Company of Tulsa, Oklahoma party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma. to-wit:

The West 1/4 of (W1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the (SW1/4) and all that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) lying South of the right-of way of the Frisco Railroad in Section Twenty-nine (29), Township Twenty (20), Range Fourteen (14), containing 46 1/2 acres in Tulsa County, Oklahoma 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 Twelve Hundred and Fifty Dollar with interest thereon at the rate of 6% per cent per annum payable semi-annually from March 1st, 1924 according to the terms of one certain promissory note described as follows to-wit: Note for \$1,250.00 executed by Ella M. Adkison and J. M. Adkison, dated February 29th, 1924 bearing interest at the rate of 6% per annum, payable semi-annually, and due March 1st, 1929. executed by the makers hereof, of even date herewith, due and payable to the order of the second party with interest thereon at the rate of 6% per centum per annum until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by ten coupons attached to the principal note, principal and interest payable at the place designated in said note and coupons.

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

FIRST. That said first party will procure separate policies of insurance against fire and tornadoes, each in the sum of --- Dollars and maintain the same during the life of this mortgage for the benefit of the mortgagee or their assigns, and make payable to the mortgagee or assigns as his or their interest may appear.

SECOND. That the first party 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 first party 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 be secured by the lien of this mortgage and draw, interest at the rate of ten per cent per annum provided that such payments by the mortgagee shall not operate as a waiver to the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.