

COMPARED

Lot Fifteen (15) in Block Fourteen (14) of the Resubdivision of Block Six (6), and Lots One (1), Two (2) and Three (3) in Block Four (4) of Terrace Drive Addition to the City of Tulsa County of Tulsa, State of Oklahoma, according to the recorded plat thereof: also known as 1711 East Thirteenth Place, Tulsa, Oklahoma.

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.

Said mortgagors hereby covenant that they are owners in fee simple of said premises; that the same are free and clear of all incumbrances; and will warrant and defend the same against all lawful claims of any other person.

This mortgage is given to secure the payment of one certain promissory note in the sum of Four Thousand Dollars of even date herewith, bearing interest at the rate of six per cent per annum, payable semi-annually, with installments maturing thereon as follows

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of November A. D. 1924

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of May A. D. 1925

One hundred Twenty-five Dollars (\$125.00) on the 1st day of November A. D. 1925

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of May A. D. 1926.

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of November A. D. 1926

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of May A. D. 1927

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of November A. D. 1927

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of May A. D. 1928

One Hundred Twenty-five Dollars (\$125.00) on the 1st day of November A. D. 1928

and the balance of Twenty-eight Hundred Seventy-five Dollars (\$2,875.00) on the 1st day of May A. D. 1929 all payable at the office of the mortgagee, bearing interest after maturity at the rate of ten (10) per cent per annum, payable semi-annually; and this mortgage shall also secure the payment of any renewals of said indebtedness.

Said mortgagors agree to insure the building s on said premises against loss by fire tornado, lightning, explosion or riot in the sum of \$6,250.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. All policies taken out or issued on the property, even though the aggregate exceeds the amount of this mortgage, shall be assigned to the mortgagee as additional security and in case of loss under any policy the mortgagee may collect all moneys, payable and receivable thereon and apply the same to the payment of the indebtedness hereby secured or may elect to have the building repaired or replaced. In case of failure, neglect or refusal to procure and maintain such insurance or to deliver the policies to the mortgagee herein, the mortgagee may, at its option, without notice insure or reinsure, the improvements on said real estate and the amounts of premiums paid therefor shall be secured hereby and shall be deemed immediately due and payable to mortgagee and shall bear interest until paid at 10% per annum from date of such payment.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on said premises before delinquent and shall satisfy and discharge any and all liens, charges or incumbrances upon said property which are, or may become, prior claims over the lien of this mortgage and in case such discharge and satisfaction shall not be promptly made when due or payable, then mortgagee may satisfy or pay such liens, charges or incumbrances, All payments brought about by litigation or otherwise, and all amounts so expended or paid shall bear interest at 10% per annum from payment until reimbursement is made and shall be additional liens upon said property and secured by this mortgage.

It is further understood and agreed that during the term of this mortgage all buildings, fences, sidewalks and other improvements on said property shall be kept by mortgagors in as

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