

250013 M H

OKLAHOMA FIRST MORTGAGE

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I have received \$2.00 and issued
 Receipt No. 12526 for payment of mortgage
 tax on the within mortgage.
 Dated Jan 11 1925
 W. W. [Signature] Deputy

KNOW ALL MEN BY THESE PRESENTS: That H. E. Hanna and
 Lenore S. Hanna and Husband and wife of Tulsa County
 in the State of Oklahoma, parties of the first part,
 have mortgaged and hereby mortgage to C. B. Burrows of
 Tishomingo, Oklahoma party of the second part, the

following described real estate and premises situate in Tulsa County, State of Oklahoma,
 to-wit:

Commencing at a point on the South line of the Northwest Quarter of Section Six (6)
 Township Nineteen (19) North, Range Thirteen (13) East, Fifty-Six (56) feet West of the
 Northeast corner of Lot One (1) in Block One (1) Sunset Addition to the City of Tulsa, Okla-
 homa; Thence running North to a point on the South line of the M. K. & T. Ry. right-of-way
 thence Northwest along said right-of-way line to the East line of Peoria Avenue; thence
 South on the East line of Peoria Avenue a distance of One Hundred and Eighty (180) feet more
 or less to the South line of said Northwest Quarter of said section: thence East along said
 South line of said Quarter section, a distance of Two Hundred and Twenty (220) feet more or
 less to the place of beginning, with all the improvements thereon and appurtenances there-
 unto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Ten Thousand and no/100 Dollars
 with interest thereon at the rate of eight per cent. per annum payable quarterly from date
 according to the terms of one certain promissory note, described as follows, to-wit:
 Executed by H. E. Hanna of even date herewith, due and payable as follows: \$10,000.00 on
 January 15th 1925, 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 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 part 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 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 first 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 mort-
 gage 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 of the right to
 foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set
 out.

SIXTH. In the event of suit being brought to foreclose this mortgage by reason of any
 default entitling the holder hereof to a foreclosure an additional sum of \$250.00 for

485