

Lot 6 Block 2, First Refinery Addition to city of Tulsa House and Lot 801 west 22nd Street corner of 22nd and Maybelle

COMPARED

Subject to a First Mortgage of \$200.00

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 One hundred \$100.00 Dollars with interest thereon at the rate of 8% per cent. per annum, payable maturity annually from date according to the terms of One Note of \$100.00 certain promissory note, described as follows to-wit: 6 months after date due August 10th 1924 executed by the makers hereof, of even date herewith, due and payable as follows: \$100.00 on August, 10th 1924.

FIRST. That said first parties will procure separate policies of insurance against fire and tornadoes, each in the sum of \$1000.00 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 their assigns, as 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; committor 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 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 \$10.00 for Attorney's fee shall be recovered and shall be included in any judgment or decree of foreclosure and as a part of the indebtedness secured by this mortgage.

SEVENTH. The said first parties hereby waive notice of the election to declare the whole debt due in accordance with the terms of this mortgage and waive the benefit of appraisal of the premises in any judicial sale thereof at the election of the holder of this mortgage.

EIGHTH. Said mortgagors agree to pay any tax that may be assessed against this mortgage under the laws of the State of Oklahoma.

Dated this 11th day of February 1924.

F. B. Baker

Ida B Baker

STATE OF OKLAHOMA, )  
 ) SS.  
TULSA COUNTY. )

Before me F. A. Singler a Notary Public in and for said County and State on this 11 day of February 1924, personally appeared F. B. Baker and his wife, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that -- executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.