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By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

251281 C. J.

REAL ESTATE MORTGAGE

COMPARED

TREASURER'S ENDORSEMENT
I hereby certify that I received \$20.00 and have
Receipt No. 13783 Date of payment of mortgage
tax on the within mortgage.

Dated this 16 day of Feb. 1924

W. W. Suckey, County Clerk

Deputy

THIS INDENTURE, Made this 15 day of February A. D. 1924, by and between W. L. Coffey and Doscia Coffey, husband and wife, of Tulsa County, State of Oklahoma, of the first part, and B. O. Shepherd, of the second part,

WITNESSETH; That the said parties of the first part, in consideration of the sum of One Thousand DOLLARS, to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, and sold and by these presents do grant, bargain, sell and convey unto said party of the second part his heirs and assigns, forever, all the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit:

All of Lot One (1) in Block Eighteen (18) Oak Ridge Addition, to the City of Sand Springs, according to the recorded plat thereof,

with the appurtenances and all the estate, title and interest of the said parties of the first part herein. And the said parties of the first part do hereby covenant and agree that at the delivery hereby they the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances Except a 1st mortgage of \$3000.00 in favor of the Home Building & Loan Association, Tulsa, Okla.

This grant is intended as a mortgage to secure the payment of the sum of One Thousand DOLLARS, according to the terms of 2 certain promissory notes, this day executed and delivered by the said parties of the first part to the said party of the second part, described as follows, to-wit:

One note for the principal sum of Five Hundred Dollars (\$500.00) due on or before July 1st, 1924, with interest thereon at the rate of 8% per cent until paid.

One note for Five Hundred Dollars (\$500.00) payable on or before February 15, 1925, with interest at the rate of 8% per annum from date until paid

Said parties of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they become due, and shall keep the buildings on said premises insured to the satisfaction of the holder hereof in the sum of \$3000.00 and the policy, in case of loss, payable to the said holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and be secured by this mortgage and be collected in the same manner as the principal debt hereby secured. If said principal debt shall not be paid when due, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments, after the same become due, or should said mortgagors commit waste on said described premises, then the said notes and all sums by this mortgage secured shall immediately become due and payable without notice, and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent of the amount hereby secured, in no event being less than Fifty Dollars, the sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein