

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, the undersigned, a Notary Public, in and for said County and State on this 10th day of March, 1924, personally appeared T. R. Buell, a single man and to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires June 29, 1926 (SEAL) Homa Wood, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Mar 11, 1924 at 1:30 o'clock P. M. in Book 486, page 580

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

253213 C. J.

OKLAHOMA FIRST MORTGAGE

RECORDED IN BOOK 486, PAGE 580
14073

KNOW ALL MEN BY THESE PRESENTS:

THAT CLARA ELGIN, a widow, of Liberty County, in the State of Montana, party of the first part, have mortgaged and hereby mortgage to Alva J. Niles of Tulsa Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

All of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section Twenty-four (24), Township Twenty (20) North, Range Twelve (12) East, IBM containing ten (10) acres

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 Thousand DOLLARS, with interest thereon at the rate of ten per cent. per annum, payable semi-annually from March 1, 1924 according to the terms of one certain promissory note, described as follows, to-wit: executed by the makers hereof, of even date herewith, due and payable as follows: \$1000.00 on March First, 1927, and \$----- on ----- First, 191-----, to the order of the second party, with interest thereon at the rate of ten per centum per annum until due, and at the rate of ten per centum per annum after due.

The interest before maturity is further evidenced by six coupons attached to the \$1000.00 note and ----- coupons attached to the \$-----note, principal and interest payable at the place designated in said note and coupons, and said principal note and coupons being numbered 1 to 6.

The party 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 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 made 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