

Filed for record in Tulsa County, Tulsa Oklahoma, April 10, 1924 at 4:35 o'clock P. M. in Book 487, page 264

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

255495 C. J.

OKLAHOMA FIRST MORTGAGE

TREASURER'S RECEIPT
I hereby certify that I received \$1,200 and issued
Receipt No. 14468 in full payment of mortgage
dated the 12th day of April, 1924
L. B. J. B.
Deputy

KNOW ALL MEN BY THESE PRESENTS:

COMPARED

That James Cecil, a single man of Oklahoma County, State of Oklahoma, party of the first part, has mortgaged and hereby mortgage to Clara Elmore party of the second part, the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit: Lot Fourteen (14) Block Two (2) Fairmont Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof, with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of Two Thousand (\$2000.00) Dollars, due and payable on the 1st. day of April, 1927, with interest thereon at the rate of 9 per cent per annum, payable Semi annually from date, according to the terms and at the time and in the manner provided by one certain promissory note of even date herewith, given and signed by the makers hereof James Cecil and payable to the order of the mortgagee herein, and being for the principal sum of Two Thousand (\$2000.00) Dollars, with six coupon notes attached evidencing said interest, one coupon being for Ninety (\$90.00) Dollars, and Five coupons being for ninety (\$90.00) Dollars each.

All sums secured by this mortgage shall be paid at the office of C. H. OVERTON Tulsa, Oklahoma, unless otherwise specified in the note and coupons.

IT IS EXPRESSLY AGREED AND UNDERSTOOD by and between the said parties hereto, that this Mortgage is a first lien upon said premises; that the party of the first part will pay said principal and interest at the time when the same fall due and at the place and in the manner provided in said note, and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second party, and shall be kept insured for the benefit of the second party or its assigns, against loss by fire or lightning for not less than One Thousand Five Hundred DOLLARS, in form and companies satisfactory to said second party, and that all policies and renewal receipts shall be delivered to said second party. If the title to the said premises be transferred, said second party is authorized, as agent of the first party, to assign the insurance to the grantee of the title.

Party of the first part and his heirs, executors, administrators and assigns, will warrant the quiet enjoyment of the aforesaid premises to the said party of the second part, his heirs, executors, administrators and assigns, and will forever defend the aforesaid premises against the lawful claims and demands of all persons.

IT IS FURTHER AGREED AND UNDERSTOOD that the said second party may pay any taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or its assigns, including insurance upon buildings, and recover the same from the first party with 9 per cent interest, and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first party an attorney fee of One Hundred Dollars, or such different sum as may be provided for by said note which shall be due upon the filing of the petition in foreclosure and which is secured hereby, and which the first party promises and agrees to pay, together with expense of examination of title in preparation for foreclosure.

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