

253928 C.J.

MORTGAGE OF REAL ESTATE

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1,048.40 and issued
 Receipt No. 14184 for the same in payment of mortgage
 taxes on the within premises.

Dated this 21 day of March 1924
 W. W. Jones, County Treasurer

Deputy

THIS INDENTURE, Made this 19th day of March A. D. 1924,
 by and between Thomas C. Calhoun and Mary E. Calhoun,
 husband and wife of Tulsa County, State of Oklahoma,
 parties of the first part and H. E. Hanna party of the
 second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the
 sum of TWO HUNDRED AND FIFTEEN AND 20/100 DOLLARS to them in hand paid, by the said party of
 the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold
 and by these presents do Grant, Bargain, Sell and convey and Confirm unto said party of the
 second part, and to his heirs, and assigns, forever, all the following described real estate,
 situated in the County of Tulsa, State of Oklahoma, to-wit:

The West One Half of Lot Eight (8) in Block eleven (11) of Highlands

First Addition to the city of Tulsa according to the recorded plat thereof.

with the tenements, appurtenances, and hereditaments thereunto belonging, and all the estate,
 title and interest of the said parties of the first part herein, together with the rents,
 issues and profits thereof. And the said parties of the first part do hereby covenant and
 agree that at the delivery hereof they are 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 mortgage of record to the Home Building and Loan Company for Three
 Thousand Dollars.

THIS GRANT is intended as a mortgage to secure the payment of the sum of TwoHundred
 and Fifteen and 20/100 DOLLARS together with the interest thereon according to the terms of
 one certain promissory note executed and delivered by the said parties of the first part to
 the said party of the second part, described as follows: Of even date herewith for the sum
 of \$215.20, bearing interest at the rate of ten per cent per annum payable monthly, principal
 payable in installments of Thirty Dollars, the first installment being due and payable on the
 fifth day of April 1924 and a like installment being due payable on the fifth day of each
 and every month thereafter until the note shall have been fully paid. Installments and inter-
 est not paid when due draw interest at the rate of ten per cent after their respective maturi-
 ties 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 shall be-
 come due and shall keep the buildings on said premises in good repair and insured to the satis-
 faction of the holder hereof in the sum of \$3500.00 and the policy in case of loss, payable
 to the 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 provi-
 sions, at the option of the holder hereof, such tax or assessment may be paid and such insur-
 ance effected by the holder hereof, and the amounts so paid shall be a lien on the premises
 aforesaid and draw interest at the rate of ten per cent. per annum, payable semi annually,
 from date said sums are expended, all such sums shall be secured by this mortgage and be
 collected in the same manner as the principal debt hereby secured.

Now, if the parties of the first part shall fail to pay, or cause to be paid, any of
 the note or notes secured hereby, or shall fail in any of the terms or conditions of the
 said prior bond or mortgage, or if at any time there remains unpaid any interest, insurance
 premiums, taxes or assessments, after the same becomes due, or should said mortgagors com-
 mit waste on said described premises, then the said note and all the sums secured by this
 mortgage shall immediately become due and payable, at the option of the holder hereof, with-