

257427 C.J.

REAL ESTATE FIRST MORTGAGE

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1.20 and issued by and between H. E. Hanna & Lenore S. Hanna, his wife
 Receipt No. 4781 thereon in payment of mortgage of Tulsa County, in the State of Oklahoma, as the part-

Exon of the within mortgage
 Dated this 5 day of May 1924
 W. W. Buckley, County Treasurer

L. B. L. B.

ies of the first part (hereinafter called mortgagors
 whether one or more), and W. FRANK WALKER, of Tulsa,
 Oklahoma, as the party of the second part (hereinafter

called mortgagee):

WITNESSETH, That said parties of the first part, for the purpose of securing the
 payment of the sum of TWO THOUSAND & NO/100 Dollars, the receipt of which is hereby acknowledg-
 ed, and also the interest thereon, as hereinafter set forth, do by these presents mortgage
 unto said party of the second part, his successors and assigns, all the following described
 real estate, situated in Tulsa County and State of Oklahoma, to-wit: West One Hundred (100)
 feet of Lot Twenty-four (24) in Block Two (2) of Lloyd Addition to the City of Tulsa,
 Oklahoma according to the recorded plat thereof,

To have and to hold the same, together with all and singular the improvements there-
 on, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise apper-
 taining, forever. this mortgage is given to secure the payment of One promissory note, to-wit
 One principal note for the sum of \$2000.00, due May 1st, 1927--- and interest thereon as
 specified in the face of the same and as evidenced by coupon interest notes attached thereto,
 all dated of even date herewith, payable at the office of the mortgagee, signed by mortgagors,
 and bearing interest at 10% per annum after maturity, payable semi-annually, also all commis-
 sion notes executed simultaneously herewith as a part of this transaction; and this mortgage
 shall also secure the payment of any renewals of any such indebtedness.

Said mortgagors hereby covenant that they are the owners in fee simple of said pre-
 mises; that the same are free and clear of all incumbrances; and will warrant and defend the
 same against all lawful claims of any other person.

Said mortgagors agree to insure the buildings on said premises against loss by
 fire or tornado in the sum of \$2000.00 for the benefit of the mortgagee and maintain such in-
 surance during the existence of this mortgage. All policies taken out or issued on the proper-
 ty, even though the aggregate exceeds the amount of this mortgage, shall be assigned to the
 mortgagee as additional security and in case of loss under any policy the mortgagee may col-
 lect all moneys payable and receivable thereon and apply the same to the payment of the indeb-
 tedness hereby secured or may elect to have the buildings repaired or replaced. In case of
 failure, neglect or refusal to procure and maintain such insurance or to deliver the policies
 to the mortgagee herein, the mortgagee may, at his option, without notice, insure or reinsure
 the improvements on said real estate and the amounts of premiums paid therefor shall be se-
 cured hereby and shall be deemed immediately due and payable to mortgagee and shall bear in-
 terest until paid at 10% per annum from date of such payment.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on said
 premises before delinquent and shall satisfy and discharge any and all liens, charges or in-
 cumbrances upon said property which are, or may become, prior claims over the lien of this
 mortgage and in case such discharge and satisfaction shall not be promptly made when due or
 payable, then mortgagee may satisfy or pay such liens, charges or incumbrances. All pay-
 ments so made by the mortgagee shall immediately be due and payable to him, including all
 costs, expenses and attorney fees in connection therewith, whether brought about by litiga-
 tion or otherwise, and all amounts so expended or paid shall bear interest at 10% per annum
 from payment until reimbursement is made and shall be additional liens upon said property
 and secured by this mortgage.