

257428 C.U.

TREASURER'S RECEIPT  
 I hereby certify that the sum of \$1,200.00 was received  
 from No. 4780 in full payment of mortgage  
 tax on the within mortgage.  
 Dated this 5 day of May 1924  
 W. W. Snoddy, County Clerk  
 Deputy

## REAL ESTATE FIRST MORTGAGE

## COMPARED

THIS MORTGAGE, Made this 1st day of May A. D. 1924,  
 by and between H. E. Hanna & Leonore S. Hanna, his  
 wife of Tulsa County, in the State of Oklahoma, as  
 the parties 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: East Thirty-nine and  
 two-tenths (39.2) Feet of Lots Twenty-three (23) and 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 speci-  
 fied 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 commission  
 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  
 insurance during the existence of this mortgage, All policies taken out or issued on the  
 property, 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 collect all moneys payable and receivable thereon and apply the same to the payment of  
 the indebtedness 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 secured hereby and shall be deemed immediately due and payable to mortgagee and shall  
 bear interest 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 payments  
 so made by the mortgagee shall immediately be due and payable to him including all costs, ex-  
 penses and attorney fees in connection therewith, whether brought about by litigation or  
 otherwise, and all amounts so expended or paid shall bear interest at 10% per annum from pay-  
 ment until reimbursement is made and shall be additional liens upon said property and secured