

258445 C.J.

MORTGAGE

COMPARED

THIS INSTRUMENT
 I hereby certify that I have read \$ 250 and issued
 Receipt No. 14971
 Made on 19 May 1924
 W. B. [Signature]
 Deputy

THIS INDENTURE, Made this 10th day of May in the year
 of our Lord one thousand nine hundred and Twenty-four
 by and between DAN CLIFTON, joined by his wife, NELLIE
 E. CLIFTON of the County of Tulsa and State of Okla-
 homa, parties of the first part, and COLEMAN-NELSON
 CORPORATION of Tulsa, Oklahoma party of the second

part.

WITNESSETH, That the said parties of the first part, for and in consideration
 of the sum of TWENTY-FIVE HUNDRED (\$2500.00) 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, convey and confirm unto said party of
 the second part, and to its heirs and assigns, forever, all of the following described tract
 piece or parcel of land, lying and situate in the City of Tulsa County of Tulsa and State
 of Oklahoma, to wit:

Lot Nine (9) , in Block Three (3), Owen Addition to the City
 of Tulsa, Oklahoma

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and
 appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead
 exemption, unto the said party of the second part, and to its heirs and assigns, forever. 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, and that they will warrant
 and defend the same in the quiet and peaceable possession of said party of the second part,
 its heirs and assigns, forever , against the lawful claims of all persons whomsoever.

PROVIDED , ALWAYS, And this instrument is made, executed and delivered upon the
 following conditions, to wit:

FIRST: Said Dan Clifton and Nellie E. Clifton husband and wife, are justly
 indebted unto the said party of the second part in the principal sum of TWENTY -FIVE HUNDRED
 (\$2500.00) Dollars, lawful money of the United States of America, being for a loan thereof made
 by the said party of the second part to the said Dan Clifton and Nellie Clifton, husband and
 wife and payable according to the tenor and effect of One certain First Mort-gage Real Estate
 Note, executed and delivered by the said Dan Clifton and Nellie E. Clifton , husband and wife
 bearing date May 10th, 1924, payable to the order of the said COLEMAN-NELSON CORPORATION six
 months after date, at Security National Bank, Tulsa, Okla. with interest thereon from date until
 maturity at the rate of Eight (8%) per cent per annum, payable annually, on the 10th day of
 November, 1924 and ---- per cent per annum after maturity, the installments of interest being
 further evidenced by ---- coupons attached to said principal note, and of even date therewith,
 and payable to the order of said ----- at -----

SECOND. Said first parties further expressly agree that they will pay all taxes,
 charges or assessments levied upon said real estate or any part thereof, when the same shall
 become due and payable, under the laws of the State of Oklahoma, including all taxes and
 assessments of every kind and character levied upon the interest therein of the mortgagee or
 its assigns; and will pay all taxes levied upon this mortgage or the notes secured thereby.
 Upon violation of this agreement, or the passage in said State of any law imposing payment
 of the whole or any portion of any of the taxes or assessments aforesaid upon the mortgagee,
 or authorizing or directing the taxation, directly or indirectly, of this mortgage or said
 note or the debt secured thereby or the income arising therefrom, then and in any such event
 the debt hereby secured, without any deduction, shall, at the option of the mortgagee, become