

261115 C.J.

OKLAHOMA FIRST MORTGAGE

TREASURER'S ENDORSEMENT
 I have examined the foregoing and found it correct and issued
 this certificate of payment of mortgage
 15456
 June 10 1924
 L. B.

KNOW ALL MEN BY THESE PRESENTS:

That J. W. Griffin and Mary Griffin, his wife
 of Tulsa County, State of Oklahoma, parties of the
 first part, have mortgaged and hereby mortgage to
 Chas. W. Grimes party of the second part, the

following described real estate and premises, situated in Tulsa County, State of Oklahoma,
 to-wit: All that part of the South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast
 Quarter ($SE\frac{1}{4}$) of Section Fifteen (15), Township Twenty North, Range Thirteen (13) East, which
 lies south of the A.T. & S.F. Railroad right of way, being 14 acres more or less with all the
 improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of Three Hundred (\$300.00)
 Dollars, due and payable on the 20th day of October, 1924, with interest thereon at the rate of
 8 per cent. per annum, payable annually from date, according to the terms and at the time and
 in the manner provided by certain promissory note of even date herewith, given and signed by
 the makers hereof and payable to the order of the mortgagee herein, and being for the principal
 sum of Three Hundred (\$300.00) Dollars, with coupon notes attached, evidencing said interest,
 one coupon being for ----- Dollars, and ----- coupons being for ----- Dollars each.

All sums secured by this mortgage shall be paid at the office of Chas. W. Grimes
 in 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 times 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 des-
 troyed 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 and storm for not less than
 -----DOLLARS, in form and companies satisfactory to said second party or his represen-
 tative.

Party of the first part and their 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 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 ten 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 ----- 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.
 Any expense incurred in litigation or otherwise, including Attorney fees and abstract of
 title to said premises incurred by reason of this mortgage or to protect its liens, shall be
 repaid by the mortgagor to the mortgagee or assigns, with interest thereon at 10 per cent.
 per annum, and this mortgage shall stand as security therefor.

AND IT IS FURTHER AGREED that upon a breach of the warranty herein or upon a fail-
 ure to pay when due any sum, interest or principal, secured hereby, or any tax or assessment