

261451 C. J.

REAL ESTATE FIRST MORTGAGE

EXCHANGE TRUST COMPANY
CITY FORM--OKLAHOMA

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2,800.00 and issued
Receipt No. 15496 for the payment of mortgage
tax on the within mortgage.

Dated this 22 day of June 1924

W. W. Stuckey County Treasurer

Deputy

THIS MORTGAGE, Made this 21st day of June, A. D. 1924,
by and between MAY SNELL MILLER and W. L. MILLER, her
husband, of Tulsa County, in the State of Oklahoma, as
the parties of the first part (hereinafter called mortga-
gors whether one or more,) and EXCHANGE TRUST COMPANY,
a corporation, of Tulsa , Oklahoma as the party of the second part (hereinafter called mort-
gagee):

WITNESSETH, That said parties of the first part, for the purpose of securing the
payment of the sum of Four Thousand and No/100 Dollars, the receipt of which is hereby ack-
nowledged, and also the interest thereon, as hereinafter set forth, do by these presents mort-
gage unto said party of the second part, its successors and assigns, all the following des-
cribed real estate, situated in Tulsa County and State of Oklahoma, to-wit:

Lot Eight (8) in Block Six (6) in Ridgewood Addition to the City of
Tulsa, Tulsa County, 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 anywise appertaining
forever.

Said mortgagors hereby covenant that they are owners in fee simple of said premises;
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.

This mortgage is given to secure the payment of one certain promissory note in the
sum of Four Thousand Dollars of even date herewith, bearing interest at the rate of six per
cent per annum, payable semi-annually, with installments maturing thereon as follows:

Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1925;
Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1926;
Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1927;
Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1928;
Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1929;
Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1930;

and the balance of Twenty-eight Hundred Dollars (\$2,800.00) on the first day of May, A. D.
1931; all payable at the office of the mortgagee, bearing interest after maturity at the rate of
ten (10) per cent per annum, payable semi-annually; and this mortgage shall also secure the
payment of any renewals of said indebtedness.

Said mortgagors agree to insure the buildings on said premises against loss by fire,
tornado, lightning, explosion or riot in the sum of \$4,500.00 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 mort-
gagee 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 building 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 its 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.