

day of December, 1924 personally appeared Lillian E. Young to me known to be the identical person who executed the within and foregoing instrument. and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth,

WITNESS my hand and official seal; the day and year above set forth,

My commission expires Mar. 19- 1928 (seal) Louise Nelson Notary Public.

Filed for record in Tulsa. Tulsa County, Oklahoma December 10th. 1924 at 9:00 A. M., and recorded in Book 489, Page 373.

By- Brady Brown Deputy;

(seal)

O. G. Weaver

County Clerk

TREASURER'S ENDORSEMENT:

I hereby certify that I received \$3.00 and issued Receipt No. 1745 for payment of mortgage

Dated this 10 day of Dec 1924

W. W. Stacey, County Treasurer

#273901 EG

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS;

That Milton Roe Sabin and Bertha Florence Sabin, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Alva J. Niles of Tulsa County, Oklahoma. party of the second part, the following described real estate and premises. situate in Tulsa County, State of Oklahoma, to-wit;

Lot Eleven (11), in Block Five (5), in Sunset Park
Addition to the City of Tulsa, according to the re-
corded plat thereof;

with all improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Five Thousand (\$5,000.00) Dollars; with interest thereon at the rate of ten per cent, per annum, payable quarterly from Oct 1. 1924; according to the terms of one certain promissary note, described as follows, to-wit executed by the makers hereof. of even date herewith, due and payable as follows. \$5000.00 on October First 1927, and \$ on First, 191, to the order of the second party; with interest thereon at the rate of ten per centum per annum until due; and at the rate of ten per centum per annum after due,

The interest before maturity is further evidenced by twelve coupons attached to the \$5000.00 note and coupons attached to the \$ note, principal and interest payable at the place designated in said note and coupons, and said principal note and coupons being numbered 1 to 12 inclusive,

The parties of the first part hereby make the following special covenants to and with the said party of the second part and their assigns, to-wit;

FIRST; That said first parties will procure separate policies of insurance against fire and tornadoes, each in the sum of Five Thousand (\$5,000.00) Dollars, and maintain the same during the life of this mortgage for the benefit of the mortgagee or their assigns, and made payable to the mortgagee or assigns as his or their interest may appear.

SECOND; That the first parties will pay all taxes and assessments, whether general or special. lawfully levied or assessed on said premises. before the same become delinquent,

THIRD; That the said first parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon. and not allow said premises to become in a dilapidated condition,

FOURTH; Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated, as well as for the failure to pay any part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of this mortgage may declare the entire sum or sums hereby due and payable, without notice, and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof,

FIFTH; In case of default in payment of any insurance premium, taxes or assessments the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be