

is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the purposes and considerations therein expressed.

Given under my hand and seal of office this 3rd day of May A. D. 1923,

My Commission expires September 19th, 1925 (seal)

Nettie A. Oline Notary Public
Tulsa County, Oklahoma,

Filed for record in Tulsa, Tulsa County, Oklahoma, December 29th, 1924 at 2:45. O'clock P. M.
and recorded in Book 489. Page 544,

By Brady Brown Deputy

(seal) G. G. Weaver County Clerk

#275149 EC
NUMBER
888

UNITED STATES OF AMERICA, STATE OF OKLAHOMA,
TITLE GUARANTEE AND TRUST COMPANY, Tulsa, Okla.,
DOLLARS
\$5,000.
OKLAHOMA FIRST MORTGAGE;

KNOW ALL MEN BY THESE PRESENTS:

That Ed Baker, a single man, of Tulsa County, in the State of Oklahoma, party of the first part, have mortgaged and hereby mortgage to Title Guarantee & Trust Company, of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma to-wit;

All that part of the Southwest quarter lying South of the
Midland Valley Railroad Company, Right-of-way, and all that part
of the Northwest quarter of the Southeast quarter lying west of
Creek, all in Section Twenty-nine (29), Township Seventeen (17),
North, Range Fourteen (14) East, containing 120 acres, more or less

with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same;

This Mortgage is given to secure the principal sum of Five Thousand & No/100 Dollars with interest thereon at the rate of 6 per cent per annum, payable annually from Jan 1, 1925, according to the terms of one certain promissory note described as follows to-wit;

Note executed by Ed Baker, a single man, to Title Guarantee & Trust Company, due January 1st, 1928, Mortgagor has option of paying \$500.00, or any multiple thereof, on any Interest paying date; executed by the makers hereof, or even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 6 per cent per annum until due, and at the rate of ten per centum per annum after maturity,

The interest before maturity is further evidenced by 3 coupons attached to the principal note; principal and interest payable at the place designated in said note and coupons.

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

FIRST:- That said first party will procure separate policies of insurance against fire and tornado, each in the sum of Three Thousand and No/100 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 party 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 party will keep and maintain all improvements on the premises in good conditions; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition or be used for unlawful purposes.

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 becomes due, the holder of this mortgage may declare the entire sum or sums secured 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

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COMPASS
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