MORTGAGE OF REAL ESTATE;

This Indenture, Made this twenty-third day of December, A. D 1924 by and between O. L. Littlepage and Artie E. Littlepage husband and wife, of Tulsa County, State of Oklahoma parties of the first part and Tulsa Mortgage Investement Company, a Trust Eatate party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Five Hundred and Eighty Dollars to them in hand paid, by the said parties of the second part, the receipt whereof is hereby acknowledged , have Granted, Bargained and Sold and by these presents do Grant, Bargain, Sell and Convey and Confirm unto said party of the second part, and to its successors and assigns, forever, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit;

The South One Hundred and Fifty (150) feet of the East Half

of Lot Nine (9) in Block Eight (8) in Vern Subdivision to the City

of Tulsa, according to the recorded plat thereof,

with the tenements, appurtenaces and hereditaments thereunto belonging, and all the estate , title and interest of the said parties of the first part herein, together with the rents, issu issues and profits thereof, 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.

This grant is intended as a mortgage to secure the payment of the sum of Five Hundred and Eighty Dollars together with the interest thereon according to the terms of One certain promissory note executed and delivered by the said parties of the first part to the said party of the second part, described as follows;

Of even date herewith for the sum of $580.60 together with interest at the rate of eight per cent per annum on the unpaid balance of the principal. Payable in monthly install- ments of $20.00 together with interest on the unpaid balance of the principal, the first in- stallment being due and payable on the twenty-third day of January 1925, and a like installment being due and payable on the 23rd day of each and every month thereafter until said note shall have been fully paid; Installment of principal or interest not paid when due to draw interest at the rate of ten per cent per annum after their respetive maturities until paid,

And Said parties of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they shall be- come due and, and shall keep the buildings on said premises in good repair and insured to the satisfaction of the holder hereof in the sum of $500.00 and the policy in case of loss payable to the holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessments may be paid such in- surance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and draw interest at the rate of ten per cent per annum, payable annually, from date said sums are expended, all such sums shall be secured by this mortgage and be collected in the same manner as the principal debt hereby secured;

Now, if the parties of the first part shall fail to pay, or cause to be paid, any of the note or notes secured hereby, or shall fail in any of the terms or conditions of the said prior bond or mortgage, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments after the same becomes due, or should said mortgagors commit waste on said described premises, then the said note and all the sums secured by this mortgage shall immediatly become due and payable, at the option of the holder hereof, without notice