

25 July 1927

the first part and Tulsa Mortgage Investment Company, a Trust Estate, party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the sum of eighteen hundred dollars, to them in hand paid, by the said party 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 unto 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:

All of lot eleven (11) in block five (5) in Exposition Heights addition to the City of Tulsa, according to the recorded plat thereof,

with the tenements, appurtenances and hereditaments thereunto belonging, and all the estate, title and interest of said parties of the first part, herein, together with the rents, 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 thereon, free and clear of all incumbrances.

This grant is intended as a mortgage to secure the payment of the sum of eighteen hundred 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; a note for eighteen hundred dollars (\$1,800.00) of even date herewith, due and payable December 1st, 1927, with interest thereon at the rate of eight per cent per annum until due, and at the rate of ten per cent per annum, after maturity. The interest before maturity is further evidenced by seven coupons attached to said principal note numbered one to seven inclusive, and due on the first days of June and December of each year, bearing interest after maturity at the rate of ten per cent per annum.

Said parties of the first part shall, while any of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they shall become due, and shall keep the buildings on said premises in good repair and insured to the satisfaction of the holder hereof in the sum of \$3,000.00, 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 assessment may be paid and such insurance 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 semi-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 immediately become due and payable, at the option of the holder hereof, without notice or demand and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent of the amount hereby secured, in no event less than fifty dollars, the said sum to be adjudged a lien upon said lands and secured by this mortgage, and shall be entitled upon the breach of any

(See Page #221 for this instrument)