

262407 C.J.

## REAL ESTATE FIRST MORTGAGE

EXCHANGE TRUST COMPANY  
CITY FORM--OKLAHOMA

7. COPIES ENFORCEMENT  
 I hereby certify that I received \$3.60 and issued  
 Receipt No. 15625 therefor in payment of mortgage  
 on the within mortgage.

Dated this 7 day of July 1924  
 W. W. Stuckey, County Attorney

Deputy

THIS MORTGAGE, Made this 8th day of July, A. D.  
 1924, by and between BLANCHE G. YOUNG and TANDY G.  
 YOUNG, wife and husband, of Tulsa County, in the  
 State of Oklahoma, as the parties of the first part

(hereinafter called mortgagors whether one or more, ) and EXCHANGE TRUST COMPANY, a corpora-  
 tion, of Tulsa, Oklahoma as the party of the second part ( hereinafter called mortgagee):

WITNESSETH, That said parties of the first part, for the purpose of securing the  
 payment of the sum of FORTY-TWO HUNDRED 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 described  
 real estate, situated in Tulsa County and State of Oklahoma, to-wit:

Lot Nine (9) in Block One (1) in Clark's 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  
 thereon, 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 premi-  
 ses; 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 Forty-two Hundred 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 Fifty Dollars (\$250.00) on the first day of July, A. D. 1925;

Two Hundred Fifty Dollars (\$250.00) on the first day of July, A. D. 1926;

Two Hundred Fifty Dollars (\$250.00) on the first day of July, A. D. 1927;

Two Hundred Fifty Dollars (\$250.00) on the first day of July, A. D. 1928;

Two Hundred Fifty Dollars (\$250.00) on the first day of July, A. D. 1929;

Two Hundred Fifty Dollars (\$250.00) on the first day of July, A. D. 1930;

and the balance of Twenty-seven Hundred Dollars (\$2,700.00) on the first day of July, 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 \$5,500.00 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 mortgagee 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 re-  
 placed. 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.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on said  
 premises before delinquent and shall satisfy and discharge any and all liens, charges or in-

492