

I hereto affix my hand and the seal of the said Court, this 6th day of February 1925.

J. H. Sixkiller, Court Clerk.

(Court Seal)

By Jewel H. Carson, Deputy.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 12, 1925, at 10:00 o'clock A.M. and recorded in Book 493, Page 180.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

281159 C.M.J.

MORTGAGE OF REAL ESTATE.

THIS INDENTURE, Made this 9th day of February A. D. 1925, between O. A. Snooks and Delpha Snooks of Rogers County, in the State of Oklahoma, parties of the first part, and Bessie M. Legere of Rogers County, in the State of Oklahoma, party of the second part.

THIS INDENTURE, Made this 9th day of February A. D. 1925, between O. A. Snooks and Delpha Snooks of Rogers County, in the State of Oklahoma, parties of the first part, and Bessie M. Legere of Rogers County, in the State of Oklahoma, party of the second part.

WITNESSETH, That said parties of the first part in consideration of the sum of Five Hundred and No/100 Dollars, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said part-of the second part her heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots 3 (Three) and 4 (Four) in Block 5 (Five) Rosemont Heights Addition to city of Tulsa, Okla.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

This conveyance is intended as a mortgage to secure the payment of One promissory note of even date herewith. One for \$500.00 due Feb. 9th, 1926, made to Bessie M. Legere or order, payable at Catoosa, Okla. with 10 per cent interest per annum, payable semi-annually and 10 per cent additional as attorney's fees, in case of legal proceedings to collect, and signed by O. A. Snooks and Delpha Snooks.

Said first parties hereby covenant that they owners in fee simple of the said premises and that they are free and clear of all incumbrances. That they have good right and authority to convey and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever.

Said first parties agree to insure the buildings on said premises in the sum of \$500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part- agrees to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Now, if said first parties shall pay or cause to be paid to said second part her heirs or assigns said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note and shall make and maintain such insurance and pay such taxes and assessments then these presents should be wholly discharged and void, otherwise shall remain in full force and effect. If such insurance is not effected and maintained or if any and all taxes and assessments which are or may be lawfully levied or assessed against such premises or any part thereof are not paid before delinquent then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of six per cent per annum until paid and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and