

My commission expires : July 9th, 1927. (Seal)

George P. Bonnette, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 23, 1925, at 4:20 o'clock P.M. and recorded in Book 493, Page 275.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

282273 C.M.J.

UNITED STATES OF AMERICA STATE OF OKLAHOMA.

Number
938

TITLE GUARANTEE AND TRUST COMPANY
TULSA, OKLA.

Dollars
\$2,500.00

OKLAHOMA FIRST MORTGAGE.

TREASURER'S ENDORSEMENT:

This is to certify that \$ 11.50 has been received
and Receipt No. 19257 issued therefor in
payment of Interest on this Mortgage
Dated this 24 Mar 1925
At Tulsa, County Tulsa

KNOW ALL MEN BY THESE PRESENTS: That

C. E. Frye and Ruth Frye, his wife, of
Tulsa, Tulsa County, in the State of
Oklahoma, parties 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:

Lot Twenty-Eight (28) in Block Three (3), Ridgedale Terrace Second Addition
to Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

This Mortgage is given to secure the principal sum of Twenty-five Hundred & No/100 Dollars, with interest thereon at the rate of 7 per cent per annum, payable semi-annually from date according to the terms of one certain promissory note, described as follows, to-wit:

Note for \$2,500.00, dated March 23rd, 1925 and due April 1st, 1926, Option reserved to pay this note in full at any interest date after one year.

executed by the makers heresof, of even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 7 per centum per annum until due, and at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 6 coupons attached to the principal note, principal and interest payable at the place designated in said note and coupons.

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

FIRST. That said first parties will procure separate policies of insurance against fire and tornadoes, each in the sum of Thirty-five Hundred & 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 parties 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 first parties will keep and maintain all improvement on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition or to 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, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall

COMPARED BY
G. S. J. J. J.