

285491 C.M.J.

## REAL ESTATE MORTGAGE.

## TREASURER'S ENDORSEMENT

This is to certify that \$ 28 has been received  
and Receipt No. 19875 has been filed in  
Payment of Interest on the 25 April 25  
Dated this 25 April 25  
W. W. Lacey, County Treasurer W.M.

KNOW ALL MEN BY THESE PRESENTS: That  
Wm. Blake, of Tulsa County, Oklahoma,  
party of the first part, has mortgaged  
and hereby mortgaged to THE CENTRAL  
NATIONAL BANK OF TULSA its successors

or assigns, party of the second part, the following described real estate and premises  
situated in Tulsa County, State of Oklahoma, to-wit:

3/8 undivided interest in the SE/4 of 20-19-10  
with all improvements thereon and appurtenances thereto belonging, and warrant the title to  
the same.

This mortgage is given to secure the performamce of the covenants herein and the  
payment to The Central National Bank of Tulsa of the principal sum of Four Hundred and No/100  
Dollars with interest thereon at the rate of 10% per cent per annum, from maturity according  
to the terms of one certain promissory note described as follows, to-wit:

One note dated April 24, 1925, due in 60 days for \$400.00, signed by J. R. Murphy,  
C. A. Grady and Wm. Blake.

This mortgage also secures any and all renewals and extensions of said note, or any  
part thereof, and all sums, present or future, owing by the mortgagors, or either of them,  
to the mortgagee, prior to the release of this mortgage.

PROVIDED ALWAYS, That this instrument is made, executed and delivered upon the follow-  
ing conditions, to-wit:

That said first party hereby covenants and agrees to pay all taxes and assessments on  
said land when the same shall become due and to keep all improvements in good repair and  
not to commit or allow waste to be committed on the premises, and to insure, and keep insured  
in favor of second party, buildings on said premises for the sum of \$- -

In the event said party of the first part fail- to insure said buildings or to pay the  
taxes and assessments on the land before delinquent, then party of the second part, its  
successors or assigns, may insure said property and pay such taxes and assessments, and  
the money expended therefor shall be secured by this mortgage and bear interest from the  
date of payment by the second party at the rate of ten per cent per annum, payable semi-  
annually.

It is further expressly agreed, by and between the parties hereto that if any default  
be made in the payment of the principal sum of this mortgage, or any interest installment,  
or the taxes, insurance premiums, or in case of the breach of any covenant herein contained,  
the whole of said principal sum, with interest, shall be due and payable, and this mortgage  
may be foreclosed and said second part- shall be entitled to the immediate possession of the  
premises and all rents and profits thereof as additional collateral security. To which end  
the mortgagee shall be entitled, and the mortgagor hereby consents to and waives notice of  
the application for, the appointment of a receiver, either at the time of, or after the  
commencement of such action, the mortgagee and such receiver to be in no event held to  
account for any rentals or damages other than for rents actually received; the mortgagor  
hereby waiving any and all damages arising by reason of the taking of said premises into  
possession as aforesaid, and any and all damage or liability that may occur to said property  
while in possession of said mortgagee or such receiver.

Said party of the first part hereby agrees that in the event action is brought to  
foreclose this mortgage he will pay all expenses of collection including a reasonable attorney's  
fee of - - - - Dollars which this mortgage also secures, and which shall be due upon the