

#290148-CW

TREASURER'S ENDORSEMENT

This is to certify that \$ 250.00 has been received
and receipt No. 20655 has been issued in
payment of Mortgage Tax on the above mortgage.

Dated this 11 day of June 1925

W. W. Buckley, County Treasurer

S. M.

M O R T G A G E

KNOW ALL MEN BY THESE PRESENTS: That John E. Robinson and Minnie L. Robinson, his wife of Tulsa County, in the State of Oklahoma parties of the first part, hereby mortgage to Cora Vanwormer party of the second part the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot Twenty-three (23), in Block One (1) in Crutchfield Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof; with all the improvements thereon and appurtenances thereunto belonging and warrant the title of the same. This mortgage is given to secure the principal sum of Two Hundred Fifty & No/100 Dollars, with interest thereon at the rate of ten per centum per annum, payable monthly on deferred balance according to the terms of one certain promissory note described as follows, to-wit:

One note for \$250.00 dated June 9th, 1925 payable Ten Dollars per month beginning July 9th, 1925, together with interest at the rate of ten per cent per annum from date payable monthly on the deferred balance.

FIRST, The mortgagors represent that they have fee simple title to said land, free and clear of all liens and encumbrances, except None and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption, and waive the appraisalment of said lands in case of sale under foreclosure.

SECOND, If said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said note as the same shall mature, and shall keep and perform all the covenants and agreements in this mortgage, then these presents shall become void: Otherwise to remain in full force and effect.

THIRD, Said mortgagors agree to pay promptly when due and payable all taxes and assessments that may be levied within the State of Oklahoma, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien; and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note -as a condition to maintain or of enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of said indebtedness; and will pay any and all labor and material liens whether created before or after this date that are lawfully charged against said premises:

And will also keep all buildings erected and to be erected upon said lands, insured, against loss and damage by tornado and fire with insurance approved by the mortgagee herein in the sum of \$ - - - as a further security for said debt, and assign and deliver to the mortgagee all insurance upon said property to be by it collected, as its interest may appear. In case said mortgagor shall fail to pay any such taxes, assessments, charges, labor or material liens or insurance, then the holder of this mortgage and the debt secured hereby may pay said taxes, assessments, insurance, charges and liens, and said mortgagor agree to repay upon demand the full amount of said advances with interest thereon at the rate of ten per cent per annum from the date of such advancement and this mortgage shall be a further lien for the repayment thereof.

FOURTH. Mortgagors agree to pay promptly when due all all interest or principal payments on all prior encumbrances of any upon said land, and if mortgagors or their successors in the ownership of the land herein mortgaged, default in payment of either principal or interest of any prior encumbrance, the holder of the note secured by

OK
RECORDED
INDEXED
M.H.