

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 16, 1924 at 11:20 o'clock A. M. in Book 494, page 126

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

265362 C.J.

UNITED STATES OF AMERICA
STATE OF OKLAHOMA

NUMBER
845

TITLE
GUARANTEE and TRUST
COMPANY
TULSA, OKLA.

OKLAHOMA
FIRST MORTGAGE

DOLLARS

\$1,000.00

I have certified that the above is a true and correct copy of the original as filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on August 16, 1924.

16 200

16 August 4

KNOW ALL MEN BY THESE PRESENTS:

That E. Marvin Box and Violet J. Box, each in his own right and as husband and 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, Tulsa County, Oklahoma party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

Lot Seventeen (17), Block One (1) Ridgewood Addition to the City of

Tulsa, Tulsa County, Oklahoma,

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 One Thousand Dollars, with interest thereon at the rate of 8 per cent per annum, payable ----- annually from date according to the terms of one certain promissory note, described as follows, to-wit:

Note for \$1,000.00, executed by E. Marvin Box and Violet J. Box, dated August 16th, 1924, due in monthly installments of \$83.33 per month from date, said installments to bear interest at the rate of 8% per annum from date.

executed by the maker hereof, of even date herewith, due and payable to the order of the second party, with interest thereon at the rate of 8 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 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 part--- will procure separate policies of insurance against fire and tornadoes, each in the sum of ----- 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 improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

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 become 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