

268422 C.J.

TREASURER'S RECEIPT

I hereby certify that I received \$210 and issued
Receipt No. 2118 in payment of mortgage
tax on the within mortgage.

Dated this 29 day of Sept. 1924
W. W. Stacey, County Treasurer

Deputy

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 22nd
day of September, 1924, W. E. Richardson and Eileen
B. Richardson, his wife, of Tulsa County, State
of Oklahoma, parties of the first part, in consi-
deration of the sum of Thirty-five Hundred DOLLARS

to them in hand paid by CHARLES E. DENT, party of the second part, receipt of which is hereby
acknowledged, do hereby grant, bargain, sell and convey unto said CHARLES E. DENT, his heirs,
executors, administrators and assigns, the following premises situate in the County of Tulsa
in the State of Oklahoma, with all the improvements thereon and appurtenances thereunto be-
longing, together with the rents, issues, and profits thereof, and more particularly bounded
and described as follows, to-wit:

Lot Seven (7) in Block Five (5) of Woodward Park Addition
to the City of Tulsa, Oklahoma, according to the recorded
plat thereof,

according to the official plat thereof, and warrant the title to the same.

TO HAVE AND TO HOLD The above granted premises, with appurtenances, rights and
privileges, unto the said CHARLES E. DENT, his heirs, executors, administrators and assigns,
forever.

PROVIDED ALWAYS, This conveyance is made upon the following conditions and
covenants, to-wit:

First: Said first party hereby covenants and agrees, that he is lawfully seized
in fee of the premises hereby conveyed, and that he has good right to sell and convey the same
as aforesaid; that the said premises are free and clear of all incumbrances; that he will
forever warrant and defend the title to the said premises against all lawful claims and demands

Second: That he will pay to said second party, or order, Thirty-five Hundred
DOLLARS with interest thereon from September 22nd 1924 until paid, at the rate of eight per
cent per annum, payable semi-annually on the 22nd day of March and December in each year, in
accordance with one certain promissory note of the said first party, due September 22nd 1927,
with interest coupons attached of even date herewith.

Third: That during the continuance in force of this instrument, the said first
party will pay all taxes, charges, assessments, rights or impositions, general or special, -
whether municipal, county, state or federal, that may be levied upon said real estate, when
the same shall become, by law, due and payable, and that first party will exhibit once a year,
on demand, receipts of the proper persons, to said party of the second part, his heirs, execu-
tors, administrators or assigns showing payment thereof, until the indebtedness hereby secured
shall be fully paid. The said first party further agrees to constantly keep the said premises
free from mechanic's liens and all other liens, and to preserve and protect the security
hereunder against any adverse, superior or intervening claim or interest.

Fourth: That said first party will keep all buildings, fences, side-walks and
other improvements on said real estate, in as good repair and condition as the same are in
at this date, and permit no waste; that he will at no time permit any part of the premises
to be used in the conduct of any illegal or disreputable business, or such as will tend to
injure or unfit said premises for general business or residence purposes; that he will permit
no unnecessary accumulation of combustible material upon said premises; that he will constantly
keep in proper order all pipes, connections, fixtures and attachments of every kind relating
to the plumbing for the use of natural or manufactured gas or both, water supply and sewerage,
furnace, steam pipes and boilers so as to prevent damage or undue risk to the property there-
by, and will keep all electric light wires and connections in safe condition and properly

RECORDED BY
P. S. and J. M.