

268212-CW.

M O R T G A G E.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 08 and issued
 Receipt No. 16691 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 27 day of Sept, 1924
W. W. S. Sney, County Treasurer

Deputy

THIS INDENTURE, made and entered into this 25th day of Sept-
 emaber 1924, between W. V. Biddison and John Ladner, of
 Tulsa, Tulsa County, in the State of Oklahoma, parties of
 the first part, and the Planters & Mechanics Bank of Tulsa
 Tulsa County, State of Oklahoma, party of the second part.

WITNESSETH: That said parties of the first part, in consideration of the
 sum of Four Hundred and two dollars (\$402.00) Dollars, the receipt whereof is hereby acknow-
 ledged, does by these presents grant, bargain, sell and convey unto said party of the second
 part successors and assigns, all the following described real estate, lying, situate and being
 in the county of Tulsa, State of Oklahoma, to-wit: Lot 9, (Nine), Block 8, (eight), Wakefield
 Addition to the City of Tulsa, Oklahoma, according to the duly recorded plat of said Addition
 to the city of Tulsa, Oklahoma.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements
 hereditaments and appurtenances hereto belonging, or in anywise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment
 of one promissory note in writing this day executed and delivered to said second party by
 said first parties, one for \$402.00 due March 25th, 1925 ----all payable at Planters &
 Mechanics Bank, Tulsa, County, State of Oklahoma, with interest from September 25th, 1924
 at the rate of eight per cent per annum, payable annually, and all providing for the payment of
 Ten Dollars and Ten Per Cent additional, as attorney's fees, in case the same be collected
 by legal proceedings or be placed in the hands of an attorney for collection.

Said first parties hereby covenants that they are the owners in fee simple
 of said premises and that the same are free and clear of all encumbrances. That they have
 good right and authority to convey and incumber the same and they will warrant and defend
 the same against the lawful claims of all persons whomsoever. Said first parties agree to
 insure the buildings on said premises in the sum of \$----for the benefit of the mortgagee,
 its successors and assigns and to maintain such insurance during the existence of this
 mortgage. Said first parties also agrees to pay all taxes and assessments lawfully assessed
 against said premises before the same shall become delinquent.

Now if said first parties shall pay or cause to be paid to said second
 party, its successors and assigns, said sum or sums of money in the above described note
 mentioned, together with the interest thereon according to the terms and tenor of said note,
 and shall procure and maintain such insurance and pay such taxes and assessments, then these
 presents shall be wholly discharged and void; otherwise shall remain and be in full force
 and effect. If such insurance is not affected and maintained or if any and all taxes and
 assessments which are or may be levied and assessed lawfully against said premises, or any
 part thereof, are not paid before the same become delinquent, then the mortgage herein
 successors or assigns may effect such insurance and pay such taxes and assessments and shall
 be allowed interest thereon at the rate of ten (10) per cent per annum until paid, and this
 mortgage shall stand as security for all such payments and sums; and if said sum or sums of
 money or any part thereof, or any interest thereon is not paid when the same becomes due and
 payable, or if such insurance is not effected and maintained and the certificate or policies
 delivered to said second party, its successors or assigns, or if any taxes or assessments are
 not paid before the same shall be delinquent, the holder of said notes and this mortgage may,
 without notice to first parties elect to declare the whole sum or sums and interest thereon
 and attorney's fees therein provided for due and payable at once and proceed to collect said

COMPARED BY

P.S. and J.M.