

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct. 14, 1924 at 3:35 P. M. o'clock.

Recorded in book 496, page 518.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

269584-CW.

OKLAHOMA SECOND MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS: That Margaret Bowen and James Porter Bowen, her husband of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Arch J. Johnson, of Tulsa, Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit: All of Lot Twelve (12) in Block Six (6) of Childers Heights 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 to the same

This mortgage is given to secure the principal sum of Twenty-two Hundred Fifty and No/100 Dollars, with interest thereon calculated at the rate of 8 per cent per annum, the said principal to be paid at the rate of Fifty (\$50.00) Dollars per month, beginning November 5, 1924, and the interest which is also payable monthly to be calculated to the time of each monthly payment on the amount remaining unpaid, according to the terms of one promissory note, dated September 30, 1924, for \$2250.00 executed by the makers thereof of even date herewith, due and payable to the order of the second party, with interest thereon as aforesaid, and with interest at the rate of ten per cent per annum after maturity, together with attorneys' fees as provided in said note.

In case of accident, illness or financial reverses to the mortgagors, the mortgagee agrees to extend the time of the payment on said note, not to exceed six months.

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 parties 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 shall be secured by the lien of this mortgage and draw, interest at the rate of ten per cent per annum, provided that such payments by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

Sixth. Upon any default entitling the holder hereof to a foreclosure and if the indebtedness secured by this mortgage shall be collected by an attorney or through proceedings in any County, State or Federal Court, an additional sum of ten per cent of the