

Recorded in Book 496, page 634.
By Brady Brown, Deputy.

(Seal)

TREASURER'S ENDORSEMENT
O. G. Weaver, County Clerk, received \$12.00 and issued
Receipt No. 17,162 therefor in payment of mortg.
tax on the within mortgage.

Dated this 22 day of Oct 1924
W. W. Stuckey, County Treasurer.

270265-CW.

REAL ESTATE FIRST MORTGAGE.

THIS MORTGAGE, Made this 21st day of October, A. D. 1924,
by and between Eugenia Thomas and J. H. Thomas, wife and husband, of Tulsa County, in the
State of Oklahoma, as the parties of the first part (hereinafter called mortgagors whether
one or more), and EXCHANGE TRUST COMPANY, a corporation, of Tulsa, Oklahoma as the
party of the second part (hereinafter called mortgagee):

WITNESSETH, That said parties of the first part, for the purpose of securing the
payment of the sum of Fourteen Thousand and No/100 Dollars, the receipt of which is hereby
acknowledged, and also the interest thereon, as hereinafter set forth, do by these
presents mortgage unto said party of the second part, its successors and assigns, all the
following described real estate, situated in Tulsa County and State of Oklahoma, to-wit:
Lot Four (4) in Block Two (2) in Maple Heights Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof.

To have and to hold the same, together with all and singular the improvements
thereon, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, forever.

Said mortgagors hereby covenant that they are owner in fee simple of said
premises; that the same are free and clear of all incumbrances; and will warrant and de-
fend the same against all lawful claims of any other person.

This mortgage is given to secure the payment of one certain promissory note in
the sum of Fourteen Thousand Dollars of even date herewith, bearing interest at the rate of
six per cent per annum, payable semi-annually, with installments maturing thereon as follows:
One thousand Dollars (\$1,000.00 on the first day of November, A. D. 1925;
One Thousand Dollars (\$1,000.00 on the first day of November, A. D. 1926;
One Thousand Dollars (\$1,000.00 on the first day of November, A. D. 1927;
One Thousand Dollars (\$1,000.00 on the first day of November, A. D. 1928; and the balance
of Ten Thousand Dollars (\$10,000.00 on the first day of November, A. D. 1929; all payable
at the office of the mortgagee, bearing interest after maturity at the rate of ten (10) per
cent per annum, payable semi-annually; and this mortgage shall also secure the payment
of any renewals of said indebtedness.

Said mortgagors agree to insure the buildings on said premises against loss
by fire, tornado, lightning, explosion or riot in the sum of \$15,000.00 for the benefit of
mortgagee and maintain such insurance during the existence of this mortgage. All policies
taken out or issued on the property, even though the aggregate exceeds the amount of this
mortgage, shall be assigned to the mortgagee as additional security and in case of loss under
any policy the mortgagee may collect all moneys payable and receivable thereon and apply the
same to the payment of the indebtedness hereby secured or may elect to have the building
repaired or replaced. In case of failure, neglect or refusal to procure and maintain such
insurance or to deliver the policies to the mortgagee herein, the mortgagee may, at its
option, without notice insure or reinsure the improvements on said real estate and the
amounts of premiums paid therefor shall be secured hereby and shall be deemed immediately
due and payable to mortgagee and shall bear interest until paid at 10% per annum from date
of such payment.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on
said premises before delinquent and shall satisfy and discharge any and all liens, charges

COMPARED BY
PS 993