

this 11th day of October, A.D. 1924.

Elmer R. Wells,  
Ruth E. Wells.

State of Oklahoma }  
County of Tulsa ) SS

Before me, E. G. Cunningham, a Notary Public, in and for said County and State, on this 11th day of October, 1924, personally appeared Elmer R. Wells and Ruth E. Wells, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal this 11th day of October, 1924.

(SEAL) E. G. Cunningham, Notary Public.

My commission expires Sept. 14th, 1926.

Filed for record in Tulsa Co. on Oct. 13, 1924, at 10:35 A.M. recorded in book 497, page 111. Brady Brown, Deputy,

(SEAL) O. G. Weaver, County Clerk.

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OKLAHOMA FIRST MORTGAGE.

Know all men by these presents: That Walter E. Bauer and Mary E. Bauer, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Mrs. B. Goldberg, of Kansas City, Missouri, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

All of lot four (4) in blk seventeen (17) in Morningside addition to the City of Tulsa, Oklahoma, according to the amended plat thereof.

Subject to a first mortgage in favor of Home Building and Loan Association, of Tulsa, Oklahoma, in the amount of \$4500.00

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 - - - dollars, with interest thereon at the rate of 10 per cent per annum, payable annually from - - - according to the terms of one certain promissory note, described as follows, to-wit: executed by the makers herof, of even date herewith due and payable as follows, \$400.00 on or before March 27, 1924, to the order of the second party, with interest thereon at the rate of - - - per annum until due, and at the rate of - - - per centum per annum after due.

The interest before maturity is further evidenced by coupons attached to the \$\_\_\_\_\_ note and coupons attached to the \$\_\_\_\_\_ note, principal and interest payable at the place designated in said note and coupons, and said principal note and coupons being numbered - - -

The parties of the first part hereby make the following special covenants to and with the 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