

Witness my hand and official seal the day and year above set forth,

(SEAL) Jay A. Balcom, Notary Public.

My commission expires Nov. 9, 1926.

Filed for record in Tulsa Co. Okla. on Oct. 21, 1924, at 10:20 A.M. recorded in book 497, page 170, Brady Brown, Deputy.

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

270095 - BH

REAL ESTATE MORTGAGE.

Know all men by these presents: That J. H. Santrock & his wife, Carrie M. Santrock, of Tulsa County, Oklahoma, parties of the first part have mortgaged and hereby mortgage to The Central National Bank of Tulsa, its successors or assigns, party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot one (1) in Bungalow Court addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

Subject to mortgage given to the Mortgage Bond Company of New York, dated Oct. 9th, 1922 to secure sum of \$5250.00 with balance \$4650.00, also Second Mortgage to John H. Miller, et al with balance due of \$3200.00, with all improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the performance of the covenants herein and the payment to The Central National Bank of Tulsa of the principal sum of eight thousand one hundred sixty four and 29/100 dollars, with interest thereon at the rate of 10 per cent per annum, payable, annually from maturity according to the terms of one certain promissory note described as follows, to-wit:

One note dated Sept. 11th, 1924, payable to the Central National Bank, of Tulsa, Oklahoma in the amount of eight thousand one hundred and sixty four dollars and 29/100 (\$8,164.29), Signed Stutz Motor Company of Tulsa, by Mrs. J. H. Santrock, due in thirty days from date.

This mortgage also secures any and all renewals and extensions of said note or any part thereof, and all sums, present or future, owing by the mortgagors, or either of them, to the mortgagee, prior to the release of this mortgage.

Provided always, that this instrument is made, executed and delivered upon the following conditions, to-wit:

That said first part hereby covenant and agree to pay all taxes and assessments, on said land when the same shall become due and to keep all improvements in good repair and not to commit or allow waste to be committed on the premises, and to insure, and keep insured in favor of second party, buildings on said premises for the sum of \$_____.

In the event said part of the first part fail to insure said buildings or to pay the taxes and assessments on the land before delinquent, the party of the second part, its successors or assigns, may insure said property and pay such taxes and assessments, and the money expended therefor shall be secured by this mortgage and bear interest from the date of payment by the second party at the rate of ten per cent per annum, payable semi-annually.

It is further expressly agreed, by and between the parties hereto that if any default be made in the payment of the principal sum of this mortgage, or any interest installment, or the taxes, insurance premiums, or in case of the breach of any covenant herein contained, the whole of said principal sum, with interest, shall be due, and payable, and this mortgage may be foreclosed and said second part shall be entitled to the immediate possession of the premises and all rents and profits thereof as additional collateral security.