

I hereby certify that I received \$ 7.00 and forward
 Receipt No. 17125 in full payment of mortgage
 tax on the within mortgage.

Dated this 27 day of Oct, 1934
 W. W. Stuckey, County Treasurer

J. W.
 Deputy

Tulsa County, Oklahoma, according to the recorded plat thereof, together with all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and warrant the title to the same.

This mortgage is given to secure the performance of the covenants hereof and the payment of the principal sum of seventhousand and no/100 (\$7000.00) dollars, according to the terms and at the times and in the manner provided in one promissory note, made and executed by the first party to the order of the second party heresh, bearing even date herewith, with interest thereon from the date thereof at the rate of seven per centum per annum, payable semi-annually, which interest is evidenced by coupons ^{thereto} attached, which principal sum is payable in installments and on the dates as therein specified with the privilege of partial payments prior to maturity in accordance with the stipulations therein.

It is expressly agreed and understood by and between the parties hereto that this mortgage is a first lien upon the said premises and that the first party will pay said principal and interest at the time and in the manner provided in said notes and that the first party will pay all taxes and assessments against said land immediately upon the same becoming due and will not commit or permit any waste upon said premises; that the buildings or other improvements thereof shall be kept in good repair and shall not be destroyed or removed without the consent of the second party or its assigns; and the first party agrees to keep said premises unceasingly insured during the life of this mortgage against fire, lightning and tornado, for not less than seven thousand and no/100 dollars, in form and companies satisfactory to second party or its assigns, and that all policies ^{and any insurance} for such insurance ^{now} ~~hereafter~~ written covering said premises shall be immediately after the execution thereof delivered to the second party or its assigns, and all policies covering expired insurance shall be delivered to second party or its assigns at least thirty days before the expiration date of such expiring insurance, all of such policies to have mortgage clause of a form satisfactory to second party or its assigns attached. If the title to said premises be transferred the second party or its assigns is authorized as agent for the first party to assign the insurance to the grantee of the title, without any duty, however, on the second party or its assigns so to do.

It is further understood and agree that in event any taxes or assessments against said premises become delinquent or any other sums become due, the payment of which is necessary, to protect the property of the rights of the second party or assigns, or in the event of the failure to procure and keep in force insurance as herein provided, the second party or its assigns may pay any such taxes or assessments or sums necessary, or procure any pay for such insurance (but there is no obligation upon the second party or its assigns so to do); and the first party agrees to repay the same immediately with interest at 10%, which sums so expended and interest shall be a lien on the real property above described and secured hereby.

It is further agreed that if and as often as this mortgage or the notes secured hereby are placed in the hands of an attorney for collection, the first party agrees to pay to the holder hereof 10% of the amount then secured hereby, which shall in no event be less than \$50.00 as a reasonable attorney's fee, which is hereby agreed to be a reasonable attorney's fee, and which shall be secured hereby and shall upon a foreclosure hereof be taxed as costs.

It is further agreed that any expense incurred in litigation or otherwise, or in the purchase of any abstract of title or continuation of any abstract of title which the holder hereof may at any time deem necessary, shall be paid by the first party to the holder hereof, which sum shall be a lien upon the premises above described and secured hereby.

It is further agreed that in the event of the passage after the date of this mortgage of

COMPALED BY
 G. J. and G. M. J.