

In witness whereof, I have here to set my official signature and affixed my notarial seal the day and year first above written.

(SEAL) Opal New, Notary Public.

My commission expires May 25, 1927.

Filed for record in Tulsa Co. Okla. on Dec. 2, 1924 at 1:00 P.M. recorded in book 497, page 531, Brady Brown, Deputy.

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

273161 - BH

REAL ESTATE FIRST MORTGAGE.
Exchange Trust Company,
City of Oklahoma,

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 4.90 and issue Receipt No. 12586 therefor in payment of mortgage tax on the within mortgage.

Dated this 2 day of Dec 1924

W. W. Stuckey, County Treasurer

Deputy

This mortgage, made this 24th day of November, A.D. 1924, by and between J.F. Dyer, a single man, of Tulsa, County, in the State of Oklahoma, as the party 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 party of the first part for the purpose of securing the payment of the sum of fifty five hundred and no/100 dollars the receipt of which is hereby acknowledged, and also the interest thereon, as hereinafter set forth, does by these presents mortgage unto said party of the second part, his successors and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

Lot twenty two (22) in block four (4) in Lake View 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 owners in fee simple of said premises; that the same are free and clear of all incumbrances, and will warrant and defend 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 fifty five hundred 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: Three hundred dollars (\$300.00) on the first day of January, A.D. 1926; Three hundred dollars (\$300.00) on the first day of January, A.D. 1927; Three hundred dollars (\$300.00) on the first day of January, A.D. 1928; Three hundred dollars (\$300.00) on the first day of January, A.D. 1929; and the balance of forty three hundred dollars (\$4300.00) on the first day of January, A.D. 1930; 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 (\$6000.00), for the benefit of the 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.