

I hereby certify that I received \$4.50 and issued  
Receipt No. 16489 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 16 day of Oct 1924

W. W. Stockley, County Clerk

described real estate, situated in Tulsa County and State of Oklahoma, to-wit:

The West Seventeen (17) feet of Lot Four (4) and all of Lot  
Five (5), in Block One (1), in Maple Ridge 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 pre-  
mises; 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 Seventy-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:

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1925;

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1926;

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1927;

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1928;

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1929;

Five Hundred Dollars (\$500.00) on the first day of November, A. D. 1930;

and the balance of Forty-five Hundred Dollars (\$4,500.00) on the first day of November, A.D.  
1931; 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 \$8,000.00 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 re-  
placed. 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 there-  
for 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 or incum-  
brances upon said property which are, or may become prior claims over the lien of this mortgage  
and in case such discharge and satisfaction shall not be promptly made when due or payable,  
then mortgagee may satisfy or pay such liens, charges or incumbrances. All payments brought  
about by litigation or otherwise, and all amounts so expended or paid shall bear interest at  
10% per annum from payment until reimbursement is made and shall be additional liens upon said  
property and secured by this mortgage.

It is further understood and agreed that during the term of this mortgage all  
buildings, fences, sidewalks and other improvements on said property shall be kept by mortga-  
gors in as good state of repair as the same are at the present time and that no waste shall be  
permitted; that the premises shall not be used for any illegal or disreputable business or  
used for a purpose which will injure or render said premises unfit or less desirable for their

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24