

STATE OF OKLAHOMA, Tulsa COUNTY, SS.

Before me, Lucile Chastain a Notary Public, in and for said County and State, on this 28th day of October, 1924 personally appeared W. J. Carl and wife, Evelyn B. Carl 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 set forth.

Witness my hand and official seal the day and year above written.

My commission expires Jan. 14, 1926

(SEAL)

Lucile Chastain, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 24, 1924 at 1:00 o'clock P. M. in Book 498, page 545

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

272650 C.J.

REAL ESTATE MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS:

TREASURER'S ENDORSEMENT  
I hereby certify that I received \$ 0.25 and issued  
Receipt No. 17471 in payment of mortgage  
tax on the within mortgage.  
Dated this 24 day of Nov 1924  
W. W. Stuckey, County Treasurer  
Deputy

That A. A. Small and Jennie R. Small, his wife of Tulsa, County, Oklahoma, part--- 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: The North Fifty Feet of Lot Three (3) in Block One Hundred Fifty-two (152) in the Original Town, now City of Tulsa, according to the Official Plat and survey thereof, with all improvements thereon and appurtenances there-to 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 THIRTY FIVE HUNDRED and No/100 (\$3,500.00) 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 promissory note in the sum of \$3,500.00 of even date herewith, due in Sixty Days, (60) after date, with interest at 10% per annum from maturity.

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 parties 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 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 \$3,500.00.

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, then 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 party shall be entitled to the immediate possession of the premises