

272887, C.J.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$6.00 and issued  
 Receipt No. 17522 therefor in payment of mortgage  
 tax on the within mortgage.

Dated this 26 day of Jan 1934

W. W. Snoddy, County Treasurer

## OKLAHOMA REAL ESTATE MORTGAGE

THIS INDENTURE, Made this 8th day of November in  
 the year One Thousand Nine Hundred and Twenty-four  
 by and between Nellie B. Santrock and George J. San-  
 trock, her husband of Tulsa, Tulsa County, Okla-  
 homa, hereinafter mentioned as first party ( whether

one or more than one), and Jordan-Sears Mortgage Company, a corporation, hereinafter mentioned  
 as second party.

WITNESSETH, the first party has mortgaged and does hereby mortgage to the second  
 party, its successors and assigns, the following described real property and premises situate  
 in Tulsa County, State of Oklahoma, to-wit:

The East Forty-eight feet (48 feet) of the West Ninety-four feet (94 feet)  
 of Lot Six (6), Block one hundred fifty-two (152), Original Town of Tulsa,  
 Tulsa County, Oklahoma, according to the recorded plat thereof.

together with all improvements thereon and appurtenances thereunto belonging or in anywise  
 appertaining, and warrants 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 Six Thousand (\$6000.00) 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 herein, 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 install-  
 ments 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 prin-  
 cipal 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 Six Thousand dollars, in form and companies satisfactory to second party or its  
 assigns, and that all policies for such insurance and any insurance now or 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 as-  
 signs 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 agreed 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 or 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 and 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 ex-  
 pended and interest shall be a lien on the real property above described and secured hereby.