

CW #277621-CW.

TREASURER'S ENDORSEMENT

This is to certify that \$ 1.80 has been received
and Receipt No. 18422 issued therefor in
Payment of Mortgage Tax on the within No. 18422
Dated this 31 day of January 1929
W. W. Stuckey, County Treasurer *WWS*

MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this 29th day of January A. D. 1929, by and between W. J. Melton, a single man of Tulsa County, State of Oklahoma, party of the first part and Allen S. Burrows party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Three Thousand DOLLARS to him in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold and by these presents does Grant, Bargain, Sell and Convey and Confirm unto said party of the second part, and to his heirs, and assigns, forever, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Eighteen (18) in Block Eight (8) of the amended plat of the subdivision of Blocks Two (2) Three (3) and Seven (7) of Terrace Drive Addition to the City of Tulsa,

This mortgage is given to secure a part of the purchase price to be paid by the grantors herein for the above described property.

with the tenements, appurtenances, and hereditaments thereunto belonging, and all the estate title and interest of the said party of the first part herein, together with the rents, issues and profits thereof. And the said party of the first part, does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Three Thousand Dollars together with the interest thereon according to the terms of one certain promissory note executed and delivered by the said party of the first part to the said party of the second part, described as follows: A note for \$3,000.00 of even date herewith, due and payable February 1st, 1928, with interest thereon at the rate of eight per cent per annum until due and at the rate of ten per cent per annum after maturity until paid. The interest before maturity is further evidenced by six coupons attached to said principal note for \$120.00 each and due on the first days of February and August of each year. bearing interest after maturity at the rate of ten per cent per annum

Said party of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they shall be come due, and shall keep the buildings on said premises in good repair and insured to the satisfaction of the holder hereof in the sum of \$3,500.00 and the policy in case of loss, payable to the holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and draw interest at the rate of ten per cent, per annum, payable semi-annually, from date said sums are expended, all such sums shall be secured by this mortgage and be collected in the same manner as the principal debt hereby secured.

Now if the party of the first part shall fail to pay or cause to be paid, any of the note or notes secured hereby or shall fail in any of the terms or conditions of the said prior bond or mortgage, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments, after the same becomes due, or should said mortgagors commit waste on said described premises, then the said note and all the sums secured by this mortgage shall immediately become due and payable at the option of the holder hereof, without

CONCEALED BY
PS and *WWS*