

COMPASS

(Deming City)

DORSEY Printing Company, Dallas, Texas

OKLAHOMA CITY MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS, That on this 31st day of July 1929
The Tulsa Opera House Company (a corporation) duly organized, incorporated and existing
 under and by virtue of the laws in operation in the Indian Territory, prior to its withdrawal
 of Tulsa County, and State of Oklahoma, part of the first part, in consideration of the sum of Twenty
thousand DOLLARS, to it in hand paid, by THE DEMING INVESTMENT COMPANY, of Oswego, Kansas, party of the second
 part, the receipt whereof is hereby acknowledged, have Mortgaged and hereby Mortgage unto the said THE DEMING INVESTMENT COMPANY, its successors and
 assigns, the following premises, situated in the County of Tulsa in the State of Oklahoma, with all the improvements thereon
 and appurtenances thereto belonging, together with rents, issues and profits thereof, and more particularly bounded and described as follows, to-wit:

Part of lot four (4) five (5) and six (6) in block eighty-eight (88), original
town of Tulsa, more particularly described as follows:
Beginning at the southeasterly corner of said lot six (6) thence
along the westerly line of said lot six (6) five (5) and four (4), in a
southeasterly direction, one hundred forty (140) feet; thence northeasterly,
parallel with the southeasterly line of said lot four (4), sixty (60) feet;
thence southeasterly, parallel with the westerly line of said lot four
(4) five (5) and six (6), one hundred forty (140) feet to the southeasterly line
of said lot six (6) thence southeasterly, along the southeasterly line
of said lot six (6) sixty (60) feet to the place of beginning.

according to the official plat thereof, and warrant the title to the same.

TO HAVE AND TO HOLD The premises above described, together with all rights and claims of Homestead Exemption of the said party of the first part
 its successors, heirs, executors, administrators or assigns therein, with all the privileges, rights, hereditaments and appurtenances to the said premises and home-
 stead exemption in anywise appertaining and belonging to said THE DEMING INVESTMENT COMPANY, and to its successors and assigns, forever: Provided,
 nevertheless, this conveyance is made upon the following covenants and conditions, to-wit:

FIRST. Said first party hereby covenants and agrees, that it is lawfully seized in fee of the premises hereby conveyed, and that it has good right to sell and
 convey the same as aforesaid; that the said premises are clear of all incumbrances; that it will forever warrant and defend the title to the said premises against all
 lawful claims and demands.

SECOND. That it will pay to said second party or order Twenty thousand DOLLARS
 with interest thereon from July 1st 1929, until paid at the rate of six per cent, per annum, payable semi
 annually, on the first day of June and July in each year, and in accordance with 18
 certain promissory notes of the said first party, with coupons attached, of even date herewith.

THIRD. That during the continuance in force of this instrument, the said first party will pay all taxes, charges or assessments, general or special, that may be
 levied upon said real estate by the authority of the town or city in which said real estate is situate, or any part thereof when the same shall become by law due
 and payable, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or his assigns, and all taxes levied
 upon said mortgage; and the said mortgagors shall not be entitled to any offset against the sums hereby secured for taxes so paid; and that first party will exhibit
 once a year, on demand, receipts of the proper persons to said party of the second part, its successors or assigns, showing payment thereof, until the indebtedness
 hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanics' liens and all other liens, and to
 preserve and protect the security hereunder against any adverse, superior or intervening claim or interest.

FOURTH. That said first party will keep all buildings, fences, sidewalks and other improvements on said real estate in as good repair and condition as the
 same are in at this date, and permit no waste, and especially no cutting of shrubbery, fruit or shade trees; that it will at no time permit any part of the premises
 to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or unfit said premises for general business or residence purposes;
 that it will permit no unnecessary accumulation of combustible material upon said premises; that it will constantly keep in proper order all pipes, connections, fix-
 tures and attachments of every kind relating to the plumbing for and use of Natural or manufactured gas, or both, water supply and sewerage, furnaces, steam pipes
 and boilers, so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insu-
 lated; the party of the second part reserving for himself and his representatives the right to enter upon and inspect the premises at any reasonable hours and as often
 as he or they may desire.