

SPECIAL REAL ESTATE MORTGAGE

Lawful money

FROM Walter L. Perryman }
 TO A. R. Perryman }
 STATE OF OKLAHOMA, } ss.
Tulsa County }
 on the 20 day of Feb, A.D. 1927 at 4:30
 o'clock P. M., and duly recorded in Vol. 398 of mg. at page 43
 By seal NE Walker Register of Deeds.
 Deputy.
 Fees, \$

This Indenture, Made this 20th day of February in the year of our Lord One Thousand Nine Hundred and nine
 by and between Walter L. Perryman of the County of Tulsa and State of Oklahoma, part 1st of the first part and
A. R. Perryman part 2nd of the second part.

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Fifteen hundred Dollars, to Walter L. Perryman in hand paid, by the said part 2nd
 of the second part, the receipt whereof is hereby acknowledged, has he granted, bargained and sold, and by these presents does he grant, bargain, sell, convey and confirm,
 unto said part 2nd of the second part, and to his heirs and assigns, forever, all of the following described tract, piece or parcel of land lying and situate
 in the County of Tulsa and State of Oklahoma, to-wit:

all of Lot Three (3) Block One hundred & seventy two (172)
in City of Tulsa, Okla according to the official recorded plat
thereof.

TO HAVE AND TO HOLD THE SAME, With all and singular, the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and
 all rights of homestead exemption, unto the said part 2nd of the second part, and to his heirs and assigns forever. And the said part 1st of the first part
 does hereby covenant and agree that at the delivery hereof he the lawful owner of the premises
 above granted, and seized of a good and indefensible estate of inheritance therein free and clear of all incumbrances, and that he will warrant and defend the
 same in the quiet and peaceable possession of said A. R. Perryman the second part has
 heirs and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:

FIRST: Said Walter L. Perryman is of legal age and sound mind and is single and not married, and is not a minor, and is not an alien, and is not a bankrupt, and is not a convict, and is not a person
 justly indebted unto the said part 2nd of the second part in the principal sum of Fifteen hundred Dollars, in full of the present standard of weight and fineness,
 being for a loan thereof made by the said part 2nd of the second part, to the said Walter L. Perryman
 and payable according to the tenor and effect of a certain negotiable promissory note, numbered 10, executed and
 delivered by the said Walter L. Perryman bearing date Feb 20 1927, payable to the
 order of said A. R. Perryman one year after date, at Tulsa, Okla.
 with interest thereon from date maturity, at the rate of 10 per cent per annum, payable semi-annually on the 1st day of
and in each year, and 10 per cent per annum after maturity, the installments of interest
 being further evidenced by coupons attached to said principal note, and of even date therewith and payable
 to the order of said part 2nd.

SECOND: Said part 2nd of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and
 improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof in the sum of six hundred & fifty
 Dollars, the policy to be made payable to the holder hereof, as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the part
 of the first part, the holder hereof may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of 12 per cent per
 annum and the first part assume all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

THIRD: The said part 2nd of the first part agree to keep all buildings, fences and improvements on said land in as good repair as they now are, and to not
 commit or allow any waste on said premises.

FOURTH: In case of default in any of the covenants hereof, the rents and profits of the said premises are pledged to the holder hereof as additional collateral security
 for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

FIFTH: Said part 2nd of the first part agree that if the maker of said note shall fail to pay the principal or interest of said note or any part thereof as
 the same become due or any of the taxes, assessments or insurance premiums, as they become due or to comply with any of the foregoing covenants, the whole sum of money
 hereby secured shall at the option of the holder hereof become due and payable at once, and without notice.

The said part 2nd of the first part, shall pay all expenses of collecting the insurance, and in the event action is brought to foreclose this mortgage or recover on the
 insurance policy, a reasonable attorney's fee of not less than ten Dollars shall be added, which this mortgage also secures.
 And that the said part 2nd of the first part, for said consideration, do hereby expressly waive an appraisal of said real estate and all benefit of the homestead
 exemption and stay laws of the State of Oklahoma.

The foregoing conditions being performed, this conveyance to be void, otherwise of full force and virtue.

IN TESTIMONY WHEREOF, The said part 2nd of the first part has hereunto subscribed his name, and affixed seal on the day
 and year first above mentioned.

Executed and delivered in the presence of

J. H. McBirney

Walter L. Perryman

STATE OF OKLAHOMA, } ss.
Tulsa County }
 Before me, a Notary Public in and for said County and State,
 on this 20th day of Feb, 1927 personally appeared Walter L.
Perryman and A. R. Perryman to me known to be the identical person who executed the within and
 foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
seal Samuel P. McBirney
 My commission expires June 11, 1930.
Notary Public

For value received, I acknowledge satisfaction and payment in full of the
 within mortgage, and same is hereby released.

Walter L. Perryman
 Signed and acknowledged before me Feb 12 1928

NE Walker
 Register of Deeds.