

216712 C.H.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That H. A. Dixon and Jess Dixon his wife,
 a _____ of Tulsa, Tulsa County, Oklahoma, part ies of the first part, ha ve
 mortgaged and hereby mortgage to Max Halff
 of _____ part V of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lots Numbered Three (3) and Four (4) in Block Number One
 (1) in Abdo Addition to the City of Tulsa, Tulsa County,
 Oklahoma according to the recorded plat thereof.

This mortgage subject to a first mortgage of \$1200 in
 favor of Max Halff.

#1.
 State of Oklahoma, County of Tulsa.

Before me, a Notary Public, in and for said County and State, on this 11th day of
 December, 1922, personally appeared Jess Dixon, wife of H.A. Dixon, to me known to be the
 identical person who executed the within and foregoing instrument and acknowledged to me,
 that she executed the same as her free and voluntary act and deed for the uses and pur-
 poses therein set forth. Witness my signature and official seal, the day and year last above
 written. My commission expires May 3, 1924. (Seal) J. R. Clark, Notary Public.
 with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of _____

Twelve Hundred (\$1200.00) No/100

DOLLARS

with interest thereon at the rate of eight per cent, per annum, payable Semi- annually from date
 according to the terms of One certain promissory note _____ described as follows, to-wit:

\$1200.00

Tulsa, Oklahoma.
 Dec. 11th, 1922.

One note dated Dec. 11th, 1922, due two years after date, bearing interest at the rate
 of 8% per annum, payable semi-annually from date payable to the order of Max Halff,
 according to the terms of said note. Signed.

H. A. Dixon
 Jess Dixon

TREASURER'S ENDORSEMENT

I hereby certify that I received \$487 and issued
 Receipt No. 6285 therefor in payment of mortgage
 tax on the within mortgage.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part ies hereby
 covenant _____ and agree _____ to pay all taxes and assessments of said land when the same shall become due, and to keep all improvements in good repair
 and not to commit or allow waste to be committed on the premises.
 _____ Deputy

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 second part V shall be entitled to the immediate possession of
 the premises and all rents and profits thereof.

Said part ies of the first part hereby agree _____, that in the event action is brought to foreclose this mortgage, they will pay a
 reasonable attorney's fee of \$15.00 and 10% of principal sum DOLLARS,
 which this mortgage also secures.

Part ies of the first part, for said consideration, do _____ hereby expressly waive appraisalment of said real estate and all benefit of the
 homestead, exemption and stay laws in Oklahoma.

Dated this 11th day of December, 19 22.

H. A. Dixon _____ SEAL

Jess Dixon _____ SEAL

STATE OF OKLAHOMA, County of Bryan, ss:

Before me, _____, a Notary Public in and for said County and State, on this 16th
 day of December, 19 22, personally appeared _____

H. A. Dixon husband of Jess Dixon,

and _____
 to me known to be the identical person s 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.

Witness my signature and official seal the day and year last above written.

My commission expires Dec. 31, 1925. (Seal) Frank P. Baird, Notary Public.

#1. I hereby certify that this instrument was filed for record in my office on 18 day of Dec. A. D. 19 22

at 10:10 o'clock A. M. Book 402, Page 143

By F. Delman, Deputy. (Seal) O. D. Lawson, County Clerk.