

COMPARED

The New-Spokane Print &amp; Audit Co., Spokane, Okla.

219490 C.M.J.

## FIRST REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That John B. Steckman and Minnie Steckman his wife,

of Tulsa County, Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Julien Halff

of Tulsa County, Oklahoma, party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot Seven (7) in Block Number Five (5) in Brady Heights Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof.

TREASURER'S RECEIPT  
I hereby certify that I received \$ 120 and issued Receipt No. 225 in payment of mortgage tax on the within mortgage.

Dated this 18 day of Jan 1923  
WAYNE L. DICKEY, County Treasurer

with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

Deputy

This mortgage is given to secure the principal sum of

Three Thousand (\$3000.00)

DOLLARS

with interest thereon at the rate of Nine per cent, per annum, payable Semi annually from date

according to the terms of Two certain promissory note described as follows, to-wit:

\$3000.00

Tulsa, Oklahoma  
Jan. 15, 1923.

One note dated Jan. 15, 1923, due one year after date, with interest at the rate of 9% per annum, payable semi-annually, from date, for the sum of \$1000.00 said note being payable on or before.  
One note dated Jan. 15, 1923, due three years after date, with interest at the rate of 9% per annum, payable semi-annually, from date, for the sum of \$2000.00 said note being payable on or before.

Signed

John B. Steckman

Minnie Steckman

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first parties 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.

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 parties shall be entitled to the immediate possession of the premises and all rents and profits thereof.

Said parties 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.

Parties 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 15th day of January, 1923

John B. Steckman

SEAL

Minnie Steckman

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 15th day of January, 1923, personally appeared

John B. Steckman

and Minnie Steckman, his wife

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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 May 3, 1924. (Seal) J. R. Clark, Notary Public.

I hereby certify that this instrument was filed for record in my office on 18 day of Jan. A. D. 1923 at 3:15 o'clock P. M. Book 402, Page 334

By Brady Brown, Deputy (Seal) O. G. Weaver, County Clerk.