

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That B. M. Grotkop and Vinita Crutchfield Grotkop
x (Husband and wife) of Tulsa County, Oklahoma, part ies of the first part, have
mortgaged and hereby mortgage to A. Y. Boswell Jr.
of part of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

All of Lot Five (5) in Block Four (4) in Boswell's Addition to the City of Tulsa,
Oklahoma., according to the recorded plat *thereof*

This mortgage is subject to a prior mortgage in favor of Home Building and Loan
Loan Association of Tulsa, Oklahoma, in the amount of \$3000.00. Said mortgage bearing
date of January 29th, 1923.

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

SEVEN HUNDRED SEVENTY FIVE & NO/100

with interest thereon at the rate of 8 per cent, per annum, payable Monthly ~~xxxxxx~~ from part Date part
according to the terms of A Installment ~~xxxxxx~~ note described as follows, to-wit:

One installment note, bearing date of January 15th, 1923, in the amount of \$775.00
payable at the rate of \$25.00 per month and accrued interest on deferred payments, the
first payment being due on the 15th day of February, 1923, and a like payment of \$25.00
due on the 15th day of each and every month thereafter until the rate of eight per cent per
annum on deferred payments

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.

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 y 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, will pay a
reasonable attorney's fee of SEVENTY SEVEN & 50/100 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 27 day of January, 1923

B. M. Grotkop SEAL

Vinita Crutchfield Grotkop SEAL

STATE OF OKLAHOMA, County of Tulsa, as:

Before me, part, a Notary Public in and for said County and State, on this 27th
day of January, 19 23, personally appeared

B. M. Grotkop

Vinita Crutchfield Grotkop (Husband and Wife)

and part to me known to be the identical person s 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 January 15th, 1927 (Seal) Cecil L. Henry Notary Public.

I hereby certify that this instrument was filed for record in my office on 2 day of Feb A. D. 19 23
at 2.05 o'clock P M. Book 402, Page 427

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