

221105 C.M.J.

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That W. A. Shaw, a single man

a ..... of Tulsa, Tulsa County, Oklahoma, part Y of the first part, has  
 mortgaged and hereby mortgage to S Title Guarantee & Trust Co.

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

Lot Fourteen (14) in Block Three (3) Ridgedale  
 Terrace Second Addition to the city of Tulsa,  
 Oklahoma, according to the recorded plat thereof.

TREASURERS ENDORSEMENT  
 I hereby certify that I received \$ 140 and issued  
 Receipt No. 7623 therefor in payment of mortgage  
 tax on the within mortgage.  
 Dated this 6 day of Feb. 1923  
 WAYNE L. DICKEY, County Treasurer  
W. L. Dickey Deputy

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

Eleven Hundred Fifty and No/100

DOLLARS

with interest thereon at the rate of 8 per cent, per annum, payable semi annually from date

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

Dated January 2, 1923 payable in installments of Twenty and no/100 Dollars  
 (\$20.00) per month, said installments to be paid on or before the 2nd of  
 each and every month hereafter, beginning the 2nd day of February, 1923.  
 If any of said installments becomes delinquent for 60 days the entire unpaid  
 balance shall at once become due and payable at option of the holder.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part Y hereby  
 covenant S and agree S 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 Y of the first part hereby agree S that in the event action is brought to foreclose this mortgage, he will pay a  
 reasonable attorney's fee of \$10.00 and 10% of the amount remaining unpaid DOLLARS,  
 which this mortgage also secures.

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

Dated this 2nd day of January, 1923

W. A. Shaw

SEAL

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ---, a Notary Public in and for said County and State, on this 18th  
 day of January, 1923, personally appeared

W. A. Shaw, a single man

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.

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

My commission expires October 4th, 1924. (Seal) B. M. Grotkop, Notary Public.

I hereby certify that this instrument was filed for record in my office on 6 day of Feb. A. D., 1923  
 at 4:30 o'clock P.M. Book 402, Page 450

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