

223464 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That A. H. Ninman and his wife Bertha C. Ninman,
a _____ of Tulsa County, Oklahoma, part ies of the first part, have
mortgaged and hereby mortgage to Albert Ahrens
of _____ part V of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

All of Lot fourteen (14) and the south seventeen (17)
feet of Lot thirteen (13) in Block one (1) of the
Bullett Addition to the city of Tulsa, according to
the recorded plat thereof;

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 _____

Fifteen hundred and no/100

DOLLARS

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

according to the terms of 30 certain promissory note S described as follows, to-wit:

Dated March 1, 1923 for fifty (50) dollars each payable one to thirty
months after date and payable to Albert Ahrens.

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, and to insure and keep insured in favor of second
party, buildings on said 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 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, _____ will pay a
reasonable attorney's fee of One hundred fifty and no/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 1st day of March, 19 23

A. H. Ninman

SEAL

Bertha C. Ninman

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State, on this 1st
day of March, 19 23, personally appeared _____

A. H. Ninman and Bertha C. Ninman, husband and wife

and _____
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 Dec. 23rd, 1924. (Seal) O. W. Bieberich, Notary Public

I hereby certify that this instrument was filed for record in my office on 5 day of March, A. D., 19 23
at 1:00 o'clock P. M. Book 402, Page 594

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