

215766 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That W. C. Sanders and Maud Sanders, his wife
a _____ of Tulsa County, Oklahoma, parties of the first part, have
mortgaged and hereby mortgage to Davenport, Ratcliffe & Brons, Inc.
of _____ part 3 of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

Lot Eleven (11), in Block Seven (7) of the Highlands
Second Addition to the city of Tulsa, Oklahoma,

Subject to a mortgage to the Aetna Building & Loan
Association for \$1500.00 dated Dec. 9th, 1919.

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 _____
Fifty and No/100 DOLLARS
with interest thereon at the rate of 10 per cent, per annum, payable _____ annually from _____ date
according to the terms of _____ certain promissory note _____ described as follows, to-wit:

\$50.00 dated at Tulsa Oklahoma, Dec. 5, 1922, for thirty days payable
to Davenport, Ratcliffe & Brons, interest at 10 per cent, from date.

evidence of the within indebtedness.

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 Ten and No/100 DOLLARS,
which this mortgage also secures, and ten per cent of the amount remaining unpaid.

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 5th day of December, 1922.

W. C. Sanders SEAL

Maud E. Sanders SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State, on this 5th
day of December, 1922, personally appeared _____

W. C. Sanders and Maud Sanders, his wife
and _____

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 11th, 1926. (Seal) Marie B. Kneidl, Notary Public.

I hereby certify that this instrument was filed for record in my office on 7 day of Dec. A. D., 1922
at 2:20 o'clock P. M. Book 402, Page 89

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