

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Ted C. Kepley & Augusta B. Kepley, (his wife)a _____ of Tulsa County, Oklahoma, part ies of the first part, ha. vs.mortgaged and hereby mortgage to Ruth I. Agard,

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

All of the South (62½) feet of the west (150) feet
of Lot (6) Block (2) Glenn Acres Addition to Tulsa
Tulsa, County, Oklahoma, 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 Six Hundred & Seventy five & No/100 - S-B

DOLLARS

with interest thereon at the rate of 8 per cent, per annum, payable monthly annually from dateaccording to the terms of date 27 certain promissory note S 27 described as follows, to-wit:

Twenty Seven notes numbered from one to twenty seven in-
clusive, the first due forty eight months after date and
one note due the 9th day of each month thereafter until
the total sum shall be paid in full together with interest
at 8% per annum, payable monthly on unpaid balance.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part ies 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. 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 S shall be entitled to the immediate possession of
the premises and all rents and profits thereof.

Said parties of the first part hereby agree S, that in the event action is brought to foreclose this mortgage, they will pay a
reasonable attorney's fee of Fifty & 10% of the principal sum. DOLLARS,
which this mortgage also secures.

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

Dated this 9th day of October, 1923.Ted C. Kepley SEALAugusta B. Kepley SEALSTATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State, on this 9th
day of October, 1923, personally appeared Ted C. Kepley and Augusta B. Kepley

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 Oct. 24, 1925. (SEAL) J. Edgar Freeman Notary Public.

I hereby certify that this instrument was filed for record in my office on 17 day of Jan'y. A. D., 1924
at 10:10 o'clock A. M. Book 403, Page 2

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