

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That W.W. Fleming and Jean M. Fleming, his wife,a _____ of Tulsa, _____ County, Oklahoma, part ies of the first part, have
mortgaged and hereby mortgage to C.S. Kates,of _____ part V of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

Lots Eleven (11) and Twelve (12) Block Seven (7)
Maple Ridge Addition to the City of Tulsa, Oklahoma,
according to the recorded plat of said addition.

12529 700
29 Jan. 4
S.B.
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 Seventeen Thousand Five Hundred and 00/100 - - - -with interest thereon at the rate of seven per cent, per annum, payable semi- annually from _____ date _____ DOLLARSaccording to the terms of one certain promissory note _____ described as follows, to-wit:

One note for the sum of \$17,500.00 due on or before
two years from January 27th, 1924 bearing interest at
the rate of seven percent payable semi-annually from
date of January 27th, 1924; said note signed by W.W.
Fleming and Jean M. Fleming payable to the order of
C. S. Kates.

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 ies 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, they _____ will pay a
reasonable attorney's fee of _____ as provided in said note _____ DOLLARS,
which this mortgage also secures.

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

Dated this 17th day of January, 19 24W.W. Fleming SEALJean M. Fleming SEALSTATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State, on this 18th
day of January, 19 24, personally appeared W.W. Fleming and Jean M. Fleming,
his 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 Feb. 6, 1927 (SEAL) Al H. Westerman Notary Public.

I hereby certify that this instrument was filed for record in my office on 29 day of Jany. A. D. 19 24
at 1:15 o'clock P.M. Book 403, Page 50

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