

224905 C.H.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That John Woolery (single man)

of Tulsa, Tulsa County, Oklahoma, party of the first part, has

mortgaged and hereby mortgage to Earl Gardner, Tulsa, Oklahoma

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

All of lot four (4) Block Twenty five (25) College Addition to the
City of Tulsa, Oklahoma according to the recorded plat thereof

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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

One thousand (\$1000.00) and No/100 DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable annually from March 19th 1925

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

Above note due March 19th, 1924.

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

Said part of the first part hereby agrees, that in the event action is brought to foreclose this mortgage, will pay a reasonable attorney's fee of twenty-five (\$25.00) DOLLARS, which this mortgage also secures.

Part 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 19th day of March, 1925.

John Woolery SEAL

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, a Notary Public in and for said County and State, on this 19th

day of March, 1925, personally appeared John Woolery

and

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 March 25, 1925 (SEAL) Harry D. Wheeler, Notary Public.

I hereby certify that this instrument was filed for record in my office on 19 day of Mar. A. D. 1925

at 2:00 o'clock P. M. Book 439, Page 105

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