

204917 C.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Leona Watson Earl and Her husband C.R. Earlof Tulsa Okla. County, Oklahoma, part of the first part, heremortgaged and hereby mortgage to Cyrus S. Averyof part 7 of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lots 16-17-18 in Block 5 North Side Addition to City of Tulsa
Oklahoma.

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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

Twelve Hundred and Two and 58/100 \$1202.58 DOLLARS,with interest thereon at the rate of 8 per cent, per annum, payable Semi annually fromaccording to the terms of One certain promissory note described as follows, to-wit:

Dated March 19 1923 due 6 months After Date for Twelve Hundred and
Two and 58/100

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part 108 hereby covenant 9 and agree 9 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 part 109 shall be entitled to the immediate possession of the premises and all rents and profits thereof.

Said part 108 of the first part hereby agree 109, that in the event action is brought to foreclose this mortgage, 109 will pay a reasonable attorney's fee of \$15.00 in addition to 10% of Note 109 DOLLARS, which this mortgage also secures.

Part 108 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 19 day of March, 1923.Leona Watson Earl SEALC.R. Earl SEALSTATE OF OKLAHOMA, County of Tulsa, ss:

Before me, Notary Public in and for said County and State, on this 19 day of March, 1923, personally appeared Leona Watson Earl and C. R. Earl

and

to me known to be the identical person 9 who executed the within and foregoing instrument and acknowledged to me that they executedthe same as their free and voluntary act and deed for the uses and purposes therein set forth.Witness my hand and official seal the day and year last above written.My commission expires Mar. 7, 1925 (SEAL) Hazel Stephens Notary Public.I hereby certify that this instrument was filed for record in my office on 19 day of March, A. D., 1923at 2:10 o'clock P. M. Book 439, Page 107.By Brady Brown Deputy. (SEAL) O. G. Weaver County Clerk.