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225621 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That P. M. Combest, a single man,

a _____ of _____ Tulsa _____ County, Oklahoma, part Y of the first part, ha^s mortgaged and hereby mortgage to _____ R. M. McCreery _____ of _____ part Y 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) in Block Three (3) of Boswell Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same. *8444 150*
March 23, 1923
W. A. Setser, County Treasurer

This mortgage is given to secure the principal sum of _____ Fifteen Hundred and no/100 (\$1500.00) _____ DOLLARS, with interest thereon at the rate of _____ eight _____ per cent, per annum, payable _____ monthly _____ annuity from _____ date according to the terms of _____ 36 _____ certain promissory note _____ described as follows, to-wit:

36 notes, numbered 1 to 36, inclusive, note No. 1 maturing April 22nd, 1923 and each consecutive note maturing on the 22nd of each and every month thereafter until all of such notes are paid. Notes Nos. 1 to 11, inclusive, and notes 13 to 23, inclusive, and notes 25 to 35, inclusive, are each for the sum of \$25.00 on principal. Notes Nos. 12, 24 and 36 are each for the sum of \$225.00 on principal. Said principal sum of \$1500.00 bears interest at the rate of 8% per annum, computed and payable monthly on the entire deferred amount from month to month, such interest being added to the face of the above described notes. All of such notes bear interest at the rate of 10% per annum after maturity if not paid when due.

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

Said part Y of the first part hereby agree S, that in the event action is brought to foreclose this mortgage, he will pay a reasonable attorney's fee of \$10.00 and 10% of face hereof, _____ DOLLARS, which this mortgage also secures.

Part Y 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 _____ 22nd _____ day of _____ March _____, 19 _____ 23

P. M. Combest

SEAL.

SEAL.

Tulsa
STATE OF OKLAHOMA, County of _____, ss:

Before me, _____, a Notary Public in and for said County and State, on this _____ 22nd _____ day of _____ March _____, 19 _____ 23, personally appeared _____ P. M. Combest, a single man

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 _____ Feb. 6th, 1926. _____ (Seal) _____ W. A. Setser, _____ Notary Public.

I hereby certify that this instrument was filed for record in my office on _____ 24 _____ day of _____ March _____ A. D., 19 _____ 23 at _____ 11:45 _____ o'clock _____ A. M. Book 439, Page _____ 148 _____
By _____ Brady Brown, _____ Deputy, _____ (Seal) _____ O. G. Weaver, _____ County Clerk.