

226038 C.M.F.

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Ralph E. Codrey, a single man,a \_\_\_\_\_ of Tulsa County, Oklahoma, part Y of the first part, hasmortgaged and hereby mortgage to Julien Halffof \_\_\_\_\_ part Y of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

All of the Southerly Thirty-four (34) feet of Lot Number One (1) and all of the Northerly Sixteen (16) feet of Lot number Two (2) all in Block Number Two Hundred (200) in the original Town or City of Tulsa, Oklahoma, according to the official plat and survey thereof, more particularly described as follows to-wit: Beginning on the East line of Lot Number One (1) in Block Number Two Hundred (200) in the city of Tulsa, Oklahoma, at a point Thirty-four (34) feet Northerly from the Southeast corner of said lot number One (1) and thence running in a westerly direction on a line parallel with the dividing line between Lots Number One (1) and Number Two (2) in Block Number two Hundred (200) a distance of One Hundred Forty (140) feet to an alley and thence running in a Southerly direction along the alley a distance of fifty (50) feet and thence running in an Easterly direction on a line parallel with the dividing line between said lots Number One (1) and Number Two (2) and distance of One Hundred Forty (140) feet to the East line of said Lot Number Two (2) and thence in a Northerly direction along the east line of said lot Number Two (2) and Number One (1) a distance of Fifty (50) feet, to the place of beginning, all in Block Number Two Hundred (200) in the original town or city of Tulsa, Oklahoma, according to the official plat and survey thereof and all improvements thereon located.

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 \_\_\_\_\_

Three Thousand Six Hundred (\$3600.00) No/100

DOLLARS.

with interest thereon at the rate of ten per cent, per annum, payable semi- annually from \_\_\_\_\_ dateaccording to the terms of one certain promissory note \_\_\_\_\_ described as follows, to-wit:

\$3600.00

Tulsa, Oklahoma,  
March 29, 1923.

One note dated March 29th, 1923, in the sum of \$3600.00 payable to the order of Julien Halff, with interest at the rate of 10% per annum, payable semi-annually from date until paid. Said note being due Two years after date.

Signed Ralph E. Codrey.

WAYNE L. DICKEY, County Treasurer

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part Y hereby covenant 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 \$15.00 and 10% of principal sum 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 29th day of March, 19 23

Ralph E. Codrey

SEAL.

SEAL.

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 29th day of March, 19 23, personally appeared \_\_\_\_\_

Ralph E. Codrey, 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 executedthe 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 Oct. 9, 1926. (Seal) Elizabeth Hall, Notary Public.I hereby certify that this instrument was filed for record in my office on 29 day of March, A. D., 19 23at 2:00 o'clock P. M. Book 439, Page 186By Brady Brown, Deputy. (Seal) O. C. Weaver, County Clerk.