

226401 C.Y.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That M. N. Ford and Carrie I. Ford, husband and wife

a of Tulsa, Tulsa County, Oklahoma, part^{ies} of the first part, have
 s The Title Guarantee and Trust Company
 mortgaged and hereby mortgage to

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

lot Eleven (11) Block Three (3) in Ridgedale Terrace
 Second Addition to the city of Tulsa Oklahoma, according
 to the recorded plat thereof.

I hereby certify that I received \$88 and issued
 Receipt No. 8623 in payment of mortgage
 tax on the within mortgage

Dated this 2nd day of April 1923
 WAYNE L. BRADY, County Treasurer

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

One Thousand Thirty Five and No/100

DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable semi annually from date

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

Dated March 1st, 1923, for the sum of One Thousand Thirty Five and No/100
 Dollars (1035.00) payable in installments of Twenty and No/100 Dollars (\$20.00)
 per month; said installments to be paid on or before the first day of each and
 every month hereafter beginning the 1st day of April 1923. Deferred payments to
 bear interest at the rate of 8 per cent per annum from date until paid; interest
 payable semi annually. If any of said installments become delinquent for 60
 days the entire unpaid balance shall at once become due and payable at the option
 of the holder.

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^y 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 One Hundred Three and 50/100 DOLLARS,
 which this mortgage also secures.

Part^{ies} 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 1st day of March, 1923.

M. N. Ford

SEAL

Carrie I. Ford

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, a Notary Public in and for said County and State, on this 1st
 day of March, 1923, personally appeared

M. N. Ford

Carrie I. Ford

and to me known to be the identical person^s who executed the within and foregoing instrument and acknowledged to me that they executed
 their the same as 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 October 4th, 1924. (Seal) B. V. Grotkop, Notary Public.

I hereby certify that this instrument was filed for record in my office on 2 day of April, A. D., 1923

at 4:20 o'clock P. M. Book 439, Page 220

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