

226486 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That C. A. Wise and Velma Wise his wife

a of Tulsa, Tulsa County, Oklahoma, part^{ies} of the first part, ha^{ve}
mortgaged and hereby mortgage to Julien Halff
of part^y of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

The South thirty five feet (3.35 ft.) of the North fifty
two feet (N. 52 ft.) of Lot Four (4) in Block twenty (20)
North Tulsa 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.

This mortgage is given to secure the principal sum of

Fifteen Hundred No/100

DOLLARS,

with interest thereon at the rate of 10 per cent, per annum, payable semi-annually from ---

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

Tulsa, April 3d 1925. Two years after date we promise to pay to
Julien Halff the sum of \$1500.00 at the rate of ten per cent per
annum payable semi-annually until paid out.

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^{ies} 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 \$25.00 & ten per cent of capital. 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 3d day of April, 1923

C. A. Wise SEAL

Velma Wise SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, a Notary Public in and for said County and State, on this 3d
day of April, 1923, personally appeared

C. A. Wise

and Velma Wise his wife.

to me known to be the identical person^s who executed the within and foregoing instrument and acknowledged to me that they executed
the same as their 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 May 3, 1924. (Seal) J. R. Clark, Notary Public.

I hereby certify that this instrument was filed for record in my office on 3 day of April, A. D., 1923
at 1:00 o'clock P. M. Book 439, Page 225

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