

The New Standard Form 2-A, 1925, O.K. 226747 C.M.J.

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That S. S. Mohrman, a single man,

a \_\_\_\_\_ of Tulsa County, Oklahoma, part Y of the first part, has mortgaged and hereby mortgages to John R. Woodard of \_\_\_\_\_ part Y of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot two (2) in Crosbie Heights Addition to the city of Tulsa, Tulsa County, Oklahoma, in Block not numbered, beginning at the northwest corner of second street and Nogales Avenue in the Crosbie Heights Addition to the city of Tulsa Oklahoma, thence running north with the west line of Nogales Avenue Fifty (50) feet to stake, thence parallel with second street one hundred thirty-five (135) feet to an alley, thence south with the east line of alley fifty (50) feet to second street, thence east with north line of second street one hundred thirty-five (135) feet to place of beginning.

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APR 11 1923  
WAYNE L. BROWN, County Treasurer

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 \_\_\_\_\_

Twenty-five hundred (\$2500.00)

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:

Of even date herewith, made payable to mortgagee, in said sum of twenty-five hundred dollars (\$2500.00), payable at Exchange Trust Company, and due two (2) years after date hereof.

This mortgage is a second mortgage inferior only to a certain mortgage given to the Aetna Buildings and Loan Association under date of May 12th 1919, and now in the sum of approximately Fourteen Hundred Dollars balance.

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.

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, \_\_\_\_\_ will pay a reasonable attorney's fee as provided in said note \_\_\_\_\_ 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 4th day of April, 19 23

S. S. Mohrman

SEAL.

SEAL.

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 4th day of April, 19 23, personally appeared \_\_\_\_\_

S. S. Mohrman

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 hand and official seal the day and year last above written.

My commission expires April 6, 1925. (Seal) F. M. Williams, Notary Public.

I hereby certify that this instrument was filed for record in my office on 5 day of April, A. D., 19 23

at 2:00 o'clock P. M. Book 439, Page 246

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