

226957 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Ralph W. Morgan and Helen Morgan, husband and wife,

a _____ of Tulsa _____ County, Oklahoma, parties of the first part, have
 mortgaged and hereby mortgage to The Title Guarantee and Trust Company
 of _____ part V of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

All of Lot Sixteen (16), in Block Three (3), Ridgedale
 Terrace Second 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 _____

Twelve Hundred Forty 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 February 1st, 1923. For the sum of Twelve Hundred Forty Five and No/100
 (\$1245.) Dollars. Payable in installments of Twenty Five and No/100 (\$25.00)
 Dollars per month; said installments to be paid on or before the 1st day of each
 and every month hereinafter beginning the 1st day of March 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 parties 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 party shall be entitled to the immediate possession of
 the premises and all rents and profits thereof.

Said parties of the first part hereby agree, that in the event action is brought to foreclose this mortgage, _____ will pay a
 reasonable attorney's fee of One Hundred Twenty Four and 50/100 DOLLARS,
 which this mortgage also secures.

Parties 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 February, 1923

Ralph W. Morgan

SEAL

Helen Morgan

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____ a Notary Public in and for said County and State, on this 13th
 day of February, 1923, personally appeared _____

Ralph W. Morgan

and Helen Morgan, husband and wife

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed
 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 October 4th, 1924. (Seal) B. H. Crothop, Notary Public.

I hereby certify that this instrument was filed for record in my office on 7 day of April, A. D., 1923

at 11:05 o'clock A. M. Book 439, Page _____

Brady Brown,

(Seal)

O. G. Weaver,

By _____ Deputy, _____ County Clerk.