

226965 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That J. O. Baker and Cora A. Baker, husband and wife
a _____ of Sand Springs, Tulsa County, Oklahoma, parties of the first part, have
mortgaged and hereby mortgage to Chas. Page
of _____ part V of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

Lots Numbered 9 and 10, in Block Numbered 19, of the Sunrise
Second Addition to the city of Sand Springs, 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 (\$1500.00) DOLLARS,
with interest thereon at the rate of 8 per cent, per annum, payable semi- annually from April 2, 1923
according to the terms of One certain promissory note described as follows, to-wit:

One note for the principal sum of \$1500.00, dated April 2, 1923, executed by the
above named mortgagors, due and payable to the above named mortgagee or order,
Said note due and payable in monthly installments of \$25.00 per month, the first
monthly installment of \$25.00 being due and payable the 2nd day of May, 1923,
and a like monthly installment being due and payable on the 2nd day of each succeeding
month until said principal sum, together with interest shall have been fully
paid.

Failure to pay any sum due, principal or interest, when due, shall cause the whole
sum, principal and interest, to be immediately due at the option of the holder
hereof.

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, they will pay a
reasonable attorney's fee of One Hundred Fifty (\$150.00) DOLLARS,
which this mortgage also secures.

Parties of the first part, for said consideration, do hereby expressly waive appraisement of said real estate and all benefit of
the homestead, exemption and stay laws in Oklahoma.

Dated this 2nd day of April, 1923.

J. O. Baker SEAL

Cora A. Baker SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____ a Notary Public in and for said County and State, on this 6
day of April, 1923 personally appeared _____

J. O. Baker and Cora A. Baker, husband and wife
and _____

to me known to be the identical person 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 July 1, 1926. (Seal) E. P. Dixon, Notary Public.

I hereby certify that this instrument was filed for record in my office on 7 day of April, A. D. 1923
at 11:35 o'clock A. M. Book 439, Page 263
By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.