

227316 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Mrs. M. E. Felts, widow

a _____ of _____ Tulsa, Tulsa _____ County, Oklahoma, part _____ of the first part, ha^{ve}
 mortgaged and hereby mortgage to _____ F. W. Kepke
 of _____ part _____ of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lot sixteen and the north eight feet of lot fifteen
 and the south nine feet of lot seventeen, all in
 block seven of Abdo Addition except forty feet off
 of the east end of said lots, according to the re-
 corded plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$180 and issued
 Receipt No. 8814 for the payment of mortgage
 tax on the within record.

Dated this 12th day of April, 1923

WAYNE L. DICKEY, County Treasurer

O.S.B.

with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

Deputy

This mortgage is given to secure the principal sum of _____

Twenty five hundred and no/100

DOLLARS,

with interest thereon at the rate of _____ eight _____ per cent, per annum, payable _____ annually from _____ date _____

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

One note of even date herewith executed by first party to second party for
 the sum of Twenty five hundred dollars; payable at the rate of Fifty dollars
 per month, the first payment payable on the 21st day of May, 1923, and a
 like payment on the 21st day of each month thereafter, until the full sum
 above mentioned and interest is paid; the interest on the whole amount unpaid
 to be taken from said payment, the balance to be applied on principal of
 said note.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first party 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 part _____ of the first part hereby agree _____, that in the event action is brought to foreclose this mortgage, _____ she _____ will pay a
 reasonable attorney's fee of _____ \$10.00 and 10% of amount due _____ DOLLARS,
 which this mortgage also secures.

Part _____ 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 11th day of April, 1923

Mrs. M. E. Felts

SEAL.

SEAL.

STATE OF OKLAHOMA, County of _____ Tulsa _____, ss:

Before me, _____, a Notary Public in and for said County and State, on this 11th
 day of April, 1923, personally appeared _____

Mrs. M. E. Felts, a widow

and _____

to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me that she _____ executed
 her

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.

Sept. 16, 1924. (Seal)

Paul A. Wilson,

Notary Public.

My commission expires _____

I hereby certify that this instrument was filed for record in my office on 12 day of April, A. D., 1923

at 9:10 o'clock A. M. Book 439, Page 299

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