

COMPARED

227698 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Geo. C. Bailey and Ruth Bailey, his wife,

a _____ of _____ Tulsa _____ County, Oklahoma, parties of the first part, have
 mortgaged and hereby mortgage to _____ Arnold Ledbetter

of _____ part _____ of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lot nine (9), Block eight (8), Maryland Gardens Addition
 to the city of Tulsa, Tulsa County Oklahoma according
 to the recorded plat thereof.

MORTGAGE INSTRUMENT

and secured by _____ and secured
 by _____ 8888 _____

16 _____ April _____ 1925
 _____ County _____

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 _____

One thousand and 00/100

DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable _____ monthly _____ date

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

"1000.00 (COPY) Tulsa, Oklahoma, March 13th, 1925.
 For value received, I, we, or either of us promise to pay to the order of Arnold Ledbetter
 the sum of One thousand and 00/100 Dollars (\$1000.00) in installments of Twenty-five &
 00/100 Dollars (\$25.00) per month; said installments to be paid on or before the 15th day
 each and every month hereafter beginning the 15th day of April, 1925. Deferred payments to
 bear interest at the rate of 8 per cent per annum from date until paid; interest payable
 monthly on deferred balance. If any of said installments become delinquent for 60 days the
 entire unpaid balance shall at once become due and payable at option of the holder. Non-
 negotiable and payable at the _____ Bank, Tulsa, Okla. This note is secured by first mortgage on
 lot 9, Block 8 in Maryland Gardens Addition to Tulsa, Tulsa County Oklahoma, according to
 the recorded plat thereof. The makers and endorsers hereby severally waive presentment for
 payment, notice of non-payment, protest and notice of protest, and agree that extensions of
 time for payment may be granted by the holders hereof without notice. In case of legal pro-
 ceedings to collect this note, or in case this note is handed to an attorney for collection,
 I, we, or either of us, agree to pay ten per cent of the total amount herein, addition as
 attorney's fees. Maker shall have the right to pay any multiple of the installment at any
 installment payment date.
 Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part 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.

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 _____ 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, _____ will pay a
 reasonable attorney's fee of _____ One Hundred and 00/100 _____ DOLLARS,
 which this mortgage also secures.

Part _____ 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 _____ 13th _____ day of _____ March _____, 19 _____ 25.

Geo. C. Bailey

SEAL

Ruth Bailey

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 _____ March _____, 19 _____, personally appeared _____

Geo. C. Bailey and Ruth Bailey, his 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 _____ and official seal the day and year last above written.

My commission expires _____ Mar. 24, 1925. (Seal) _____ Rathryn Sontag, _____ Notary Public.

I hereby certify that this instrument was filed for record in my office on _____ 16 _____ day of _____ April _____ A. D., 19 _____ 23

at _____ 3:30 _____ o'clock _____ P. _____ M. Book 439, Page _____ 317

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