

#227914 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That I.B. Guinn and Julia F. Guinn, husband and wife,  
a \_\_\_\_\_ of Tulsa, \_\_\_\_\_ County, Oklahoma, part 1e of the first part, have  
mortgaged and hereby mortgage to Grant Ralston  
of \_\_\_\_\_ part Y of the second part, the following described real estate and premises situated in  
Tulsa County, State of Oklahoma, to-wit:

All of Lot Fifteen (15) Prospect  
Addition to the City of Tulsa, Tulsa  
County, Oklahoma.  
It being understood that this is a second  
Mortgage and is given subject to a first  
Mortgage in the amount of Six Thousand Dollars  
in favor of one C.M. Williams,

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 Dollars (\$2500.00)

with interest thereon at the rate of 8. per cent, per annum, payable \_\_\_\_\_ annually from \_\_\_\_\_ date \_\_\_\_\_  
according to the terms of one certain promissory note \_\_\_\_\_ described as follows, to-wit:

One note dated April 13th, 1923, due in three years  
thereafter in the amount of \$2500.00 bearing interest  
at the rate of 8% payable annually.

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. 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 part 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 \$10.00 and 10 per cent of amt. unpaid \_\_\_\_\_ 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 13th day of April, 1923.

I.B. Guinn \_\_\_\_\_ SEAL

Julia F. Guinn \_\_\_\_\_ SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 13  
day of April, 1923, personally appeared I.B. Guinn and Julia F. Guinn,

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that \_\_\_\_\_ executed  
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.

My commission expires 2-15-26 (SEAL) Elsie Fern Purdy, Notary Public.

I hereby certify that this instrument was filed for record in my office on 18 day of April, A. D., 1923.  
at 11:30 o'clock A. M. Book 439, Page 325.

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