

#228486 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That J.F. Murphy and Ethel M. Murphy, his wife,
 of Tulsa, County, Oklahoma, part ies of the first part, ha ve
 mortgaged and hereby mortgage to Thomas M. Branham
 of part y of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lot Nineteen (19) Ozarka Place
 Addition to the City of Tulsa,
 Tulsa County, 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 Two Thousand Four Hundred Sixty and no/100
 ----- DOLLARS,
 with interest thereon at the rate of eight per annum, payable semi annually from Date
 according to the terms of Two certain promissory note described as follows, to-wit:

One Note of even date herewith in the sum of \$250.00 due in
 six months from date hereof with interest thereon at the
 rate of eight per cent, interest payable at maturity and one
 note for \$2210.00 of even date, payable \$29.25 per month with
 interest on said deferred payments of \$29.25 each, payable
 semi-annually, at the rate of eight per cent.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part ies 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 ies shall be entitled to the immediate possession of
 the premises and all rents and profits thereof.

Said parties of the first part hereby agree, 3, that in the event action is brought to foreclose this mortgage, ----- will pay a
 reasonable attorney's fee of Ten Dollars and ten per cent ~~XXXXXX~~
 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 9th day of April, 19 23

J.F. Murphy SEAL

Ethel M. Murphy SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, -----, a Notary Public in and for said County and State, on this 20th
 day of April, 19 23, personally appeared J.F. Murphy
and Ethel M. Murphy, his wife,

XXXX

to me known to be the identical person 3 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 Jan. 4, 1926. (SEAL) Zaida Hogan Notary Public.

I hereby certify that this instrument was filed for record in my office on 24 day of April, A. D., 19 23
 at 9: ----- o'clock A. M. Book 439, Page 375

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