

229284 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Charles E. Dent and Evangeline Dent, his wife,

a _____ of Tulsa County, Oklahoma, part ies of the first part, have

mortgaged and hereby mortgage to Maudie E. Adamson

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

Lots One (1), Two (2), and Three (3); the West One Hundred Feet (100), of Lot Four (4), and the south Half (S¹) of Lot Twenty (20), all in Block Twenty-eight (28), Park Place Addition to the city of Tulsa, Okla., 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...

Thirteen Thousand, Five Hundred

DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable semi- annually from date until paid.

according to the terms of 2 certain promissory note S described as follows, to-wit:

One note in the sum of \$5500.00, due one year after date with interest at the rate of 8% per annum. Interest payable semi annually, from date until paid.
One note for \$8000.00, due two years after date with interest at the rate of 8% per annum. Interest payable semi annually from date until paid.
Both said notes being signed by Charles E. Dent and Evangeline Dent, his wife, favor Maudie E. Adamson, and dated May 2nd, 1923.

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.

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 V shall be entitled to the immediate possession of the premises and all rents and profits thereof.

Said parties or the first part hereby agree, that in the event action is brought to foreclose this mortgage, _____ will pay a reasonable attorney's fee ~~or~~ as provided in said notes ~~_____ DOLLARS,~~ which this mortgage also secures.

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

Dated this 2nd day of May, 1923.

Charles E. Dent

Evangeline Dent

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State, on this _____ 2nd day of _____ May 19 23 personally appeared _____

Charles E. Dent
and Evaneline Dent

to me known to be the identical person^s 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 Sept. 23, 1925. (Seal) Maie P. Baker, Notary Public.

I hereby certify that this instrument was filed for record in my office on 2 day of May A. D., 1923
at 3:30 o'clock P. M. Book 435, Page

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