

#229445 NS

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Nella V. Taylor, a single woman,  
 a Tulsa, Tulsa County, Oklahoma, part Y of the first part, ha B  
 mortgaged and hereby mortgage to The Title Guarantes & Trust Company,  
 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 Nine (9) in Block Two (2)  
 Ridgedale Terrace Second Addition  
 to the City of Tulsa, Oklahoma,  
 according to the recorded plat thereof.

Received of 4283 and issued  
 for the payment of mortgage

3 May 1923  
 WATSON B. BROWN, Treasurer

A. J.  
 Treasurer

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 Fifty Five and no/100 -----  
 ----- DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable Semi- annually from date -----

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

Dated February 15th, 1923, For the sum of One Thousand Fifty Five & No/100 Dollars (\$1055.00), payable in installments of Twenty and no/100 Dollars (\$20.00) per month; said installments to be paid on or before the 15th day of each and every month hereinafter beginning the 15th day of March 1923, Deferred payments to bear interest at the rate of 8 per cent per annum from date until paid; interest payable semi annually. If any of said installments become delinquent for 60 days the entire unpaid balance shall at once become due and payable at the option of the holder.

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

Said part Y of the first part hereby agree B, that in the event action is brought to foreclose this mortgage, she ----- will pay a reasonable attorney's fee of One Hundred Five and no/100 ----- DOLLARS, which this mortgage also secures.

Part Y of the first part, for said consideration, do es ----- hereby expressly waive appraisement of said real estate and all benefit of the homestead, exemption and stay laws in Oklahoma.

Dated this 15th day of February, 19 23

Nella V. Taylor ----- SEAL

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, -----, a Notary Public in and for said County and State, on this 15th  
 day of February, 1923, personally appeared Nella V. Taylor, a single woman,

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

the same as her ----- 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 October 4th, 1924. (SEAL) B.M. Grotkop Notary Public.

I hereby certify that this instrument was filed for record in my office on 3 day of May A. D. 19 23  
 at 4:30 o'clock P. M. Book 433, Page 451.

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