

#229691 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Frank L. Kerstetter and Gladys Kerstetter, his
wife, of Tulsa, Tulsa County, Oklahoma, part 1st of the first part, ha. ve
 mortgaged and hereby mortgage to The Peoria Gardens Company, a Corporation,

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

I hereby certify that I received \$, 30 and Receipt No. 9325 therefor in payment of mortgage tax on the within mortgage.

Dated this 7 day of 5 1923

WAYNE L. DICKEY, County Treasurer

Lot One (1) Block Five (5) in Peoria Gardens Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the official plat thereof, duly recorded in the office of the County Clerk of Tulsa County, Oklahoma,

Deputy

One (1) note dated May 5th, 1923, due thirty months after date, for the principal sum of \$333.33 with interest at the rate of eight per cent per annum, signed by Frank L. Kerstetter and Gladys Kerstetter.

One (1) note dated May 5th, 1923, due thirty-six months after date, for the principal sum of \$333.33, with interest at the rate of eight per cent per annum, signed by Frank L. Kerstetter and Gladys Kerstetter.

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 & No/100 (\$2,000.00) - - - - -

DOLLARS,

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

according to the terms of Six (6) certain promissory notes described as follows, to-wit:

One (1) note dated May 5th, 1923, due six months after date, for the principal sum of \$333.35, with interest at the rate of eight per cent per annum, signed by Frank L. Kerstetter and Gladys Kerstetter.

One (1) note dated May 5th, 1923, due twelve months after date, for the principal sum of \$333.33, with interest at the rate of eight per cent per annum signed by Frank L. Kerstetter and Gladys Kerstetter.

One (1) note dated May 5th, 1923, due eighteen months after date, for the principal sum of \$333.33, with interest at the rate of eight per cent per annum, signed by Frank L. Kerstetter and Gladys Kerstetter.

One (1) note dated May 5th, 1923, due twenty-four months after date, for the principal sum of \$333.33 with interest at the rate of eight per cent per annum, signed by Frank L. Kerstetter and Gladys Kerstetter. ***

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part 1st 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 Y shall be entitled to the immediate possession of the premises and all rents and profits thereof.

Said part 1st the first part hereby agree, that in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee of ten per cent of the principal sum of said notes ~~XXXXXX~~ which this mortgage also secures.

Part 2nd of the first part, for said consideration, do hereby expressly waive appraisement of said real estate and all benefit of the homestead, exemption and stay laws in Oklahoma.

Dated this 5th day of May, 19 23.

Frank L. Kerstetter SEAL

Gladys Kerstetter, SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, May, a Notary Public in and for said County and State, on this 5th

day of May, 19 23, personally appeared Frank L. Kerstetter and Gladys

Kerstetter, his wife,

XXXX

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 April 6, 1927. (SEAL) Bertha Taylor Notary Public.

I hereby certify that this instrument was filed for record in my office on 7 day of May A. D., 19 23

at 9 o'clock A. M. Book 433, Page 483

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