

230644 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Florence E. Pitts and G. E. Pitts her husband,

a of Tulsa County, Oklahoma, part 1st of the first part, ha. V9

mortgaged and hereby mortgage to Sarah E. Dixon

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

Lot Number Twenty-three (23) in Block Number One (1)
in Sunset Hill Addition to the city of Tulsa, Tulsa
County, State of Oklahoma, according to the recorded
plat thereof.

I hereby certify that I received \$440 and issued
Receipt No. 1200 therefor in payment of mortgage
on the within mortgage.

Dated this 16 day of May 1923
WILLIAM L. BUCKLEY, County 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

Five Thousand Five Hundred (\$5500.00) No/100 DOLLARS,

with interest thereon at the rate of Eight per cent, per annum, payable every four months date

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

\$5500.00

Tulsa, Oklahoma.
May 15, 1923.

One note dated May 15, 1923, executed by Florence E. Pitts and G. E. Pitts in the
sum of \$5500.00 to Sarah E. Dixon, payable at the rate of \$100.00 monthly with
interest at the rate of 8% payable every four months on all principal sum due until
paid in full according to the terms of said note.

Signed Florence E. Pitts
G. E. Pitts

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 of 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 \$10.00 & 10% of principal sum due DOLLARS,
which this mortgage also secures.

Part 1st 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 15th day of May, 1923

Florence E. Pitts SEAL
G. E. Pitts 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 May, 1923, personally appeared

Florence E. Pitts

and G. E. Pitts, her husband

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed
their 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 January 31, 1927. (Seal) Max Half, Notary Public.

I hereby certify that this instrument was filed for record in my office on 16 day of May, 1923
at 10:00 o'clock A. M. Book 439, Page 545

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