

#230794 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Fritz Chastain, and Oattie Chastain, husband and wife,a _____ of Tulsa, Tulsa County, Oklahoma, parties of the first part, havemortgaged and hereby mortgage to Nettie F. Castleof _____ part Y of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

The West Seventy five (75) feet of Lot Number Four (4) in Block Ninety Two (92), of the Original Town (now city) of Tulsa, Oklahoma, according to the official plat thereof.

9540, recorded 600
 on the within mortgage
 Dated the 17 day of May, 1923
 WAYNE L. DICKEY, County Treasurer
 6-8
 Deputy

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 Ten Thousand and no/100 (\$10,000)

DOLLARS,

with interest thereon at the rate of 6 per cent, per annum, payable semi - annually from Dateaccording to the terms of one certain promissory note - - - described as follows, to-wit:

One note of even date herewith executed by first parties to second party for the principal sum of \$10,000, due three years after date with interest at the rate of eight per cent per annum from date until paid, interest payable semi-annually.

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

Said part ies 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 Ten dollars and ten per cent of amount due - - - - - 600000 Dollars, which this mortgage also secures.

Part ies 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 16th day of May, 1923Fritz Chastain, SEALOattie Chastain, SEALSTATE OF OKLAHOMA, County of Tulsa, ss:

Before me, - - - - -, a Notary Public in and for said County and State, on this 16th day of May, 1923, personally appeared Fritz Chastain, and Oattie Chastain, husband and wife,

XXXX

to me known to be the identical persons 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 19, 1927 (SEAL) T.S.Cox, Notary Public.

I hereby certify that this instrument was filed for record in my office on 17 day of May, A. D., 1923 at 11:50 o'clock A. M. Book 439, Page 562

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