

COMPARED

MORTGAGE RECORD NO. 439

231417 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That John B. Beck and Gladys Beck, his wife,

a _____ of Tulsa County, Oklahoma, part ies of the first part, ha ve
 mortgaged and hereby mortgage to S. H. Friedman,
 of _____ part V of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lot Seven (7), Block Two (2), Clover Ridge Addition
 to the city of Tulsa, Tulsa County, Oklahoma, 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 _____

One Thousand Forty & No/100 (\$1040.00)

DOLLARS.

with interest thereon at the rate of 8 per cent, per annum, payable monthly annuities from date

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

One note for \$1040.00, dated May 23, 1923, payable in installments of \$40.00 each month, beginning June 23, 1923, with interest at the rate of 8% per annum on unpaid balance payable monthly.

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 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 V 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, _____ will pay a reasonable attorney's fee of One Hundred and Four 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 23rd day of May, 19 23

John B. Beck

SEAL

Gladys Beck

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

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

John B. Beck and Gladys Beck, his wife,

and _____
 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 June 10, 1924. (Seal) Lois L. Gillespie, Notary Public.

I hereby certify that this instrument was filed for record in my office on 23 day of May, A. D., 19 23 at 4:30 o'clock P. M. Book 439, Page 610

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