

284468 C.M.J.

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Violet Ovenstone, a single woman

a \_\_\_\_\_ of Tulsa County, Oklahoma, part<sup>ies</sup> of the first part, ha<sup>s</sup>  
 mortgaged and hereby mortgage to Thos. P. Melvin and J. H. Boyle  
 of \_\_\_\_\_ part<sup>ies</sup> of the second part, the following described real estate and premises situated in  
 Tulsa County, State of Oklahoma, to-wit:

Lot Nineteen (19) Block Two (2) Sunset View Addition  
 to the city of Tulsa, Oklahoma, according to the re-  
 corded plat thereof.

Recorded 8250  
 Tax on the within 1400.00  
 Filed this 14 day March 1923  
 WAYNE L. BURKHOR, County Treasurer  
 a g

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 \_\_\_\_\_

Nine Hundred and 00/100

DOLLARS,

eight

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

according to the terms of \_\_\_\_\_ three \_\_\_\_\_ certain promissory note \_\_\_\_\_ s \_\_\_\_\_ described as follows, to-wit:

One note for \$300.00 due on or before six months from date hereof.  
 One note for \$300.00 due on or before twelve months from date hereof.  
 One note for \$300.00 due on or before eighteen months from date hereof.  
 All of said notes signed by Violet Ovenstone, payable to the order of  
 Thos. P. Melvin and J. H. Boyle.

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

Said part<sup>ies</sup> 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 \_\_\_\_\_ as provided in said notes \_\_\_\_\_ DOLLARS,  
 which this mortgage also secures.

Part<sup>ies</sup> 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 5th day of March, 1923

Violet Ovenstone

SEAL

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 6th  
 day of March, 1923, personally appeared \_\_\_\_\_

Violet Ovenstone, a single woman.

and \_\_\_\_\_  
 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 July 14th, 1926. (Seal) G. E. Burghor, Notary Public.

I hereby certify that this instrument was filed for record in my office on 14 day of March, A. D., 1923  
 at 4:00 o'clock, P. M. Book 439, Page 68

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