

224470 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Elizabeth E. Sturm and O. P. Sturm, her husband

a of Tulsa County, Oklahoma, parties of the first part, have
 mortgaged and hereby mortgage to Thos. F. Melvin and J. H. Boyle
 of part of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

All of Lot One (1) and the East Twenty-five (25) feet of
 Lot Two (2) Block Two (2) Sunset View Addition to the city
 of Tulsa, Oklahoma according to the recorded plat thereof.

RECORDED 8251
 INDEXED 14th March 1923
 WAYNE L. DICKEY, County Treasurer
 a-y

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 Six Hundred Eighty-seven and 50/100

DOLLARS,

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

according to the terms of three certain promissory notes described as follows, to-wit:

One note for \$562.50 due on or before six months from date hereof.
 One note for \$562.50 due on or before twelve months from date hereof.
 One note for \$562.50 due on or before eighteen months from date hereof.
 All of said notes signed by Elizabeth E. Sturm and O. P. Sturm, payable
 to the order of Thos. F. Melvin and J. H. Boyle

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 parties shall be entitled to the immediate possession of the premises and all rents and profits thereof.

Said parties 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 as provided in said notes DOLLARS, which this mortgage also secures.

Parties 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 8th day of March, 1923.

Elizabeth E. Sturm

SEAL

O. P. Sturm

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, a Notary Public in and for said County and State, on this 8th day of March, 1923, personally appeared

Elizabeth E. Sturm, and O. P. Sturm, her husband

and to me known to be the identical person 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 Apr. 20, 1924. (Seal) F. I. Bowen, 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 70

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