

224551 C.M.J.

COMPARED

FIRST REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Aaron W. Baker and Maude M. Baker his wife

a _____ of Tulsa County, Oklahoma, part ^{ies} of the first part, ha. ^{VS}
 mortgaged and hereby mortgage to Max Halff
 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 Fourteen (14) in Block Number Three (3) in
 Hillcrest Addition to the city of Tulsa, Tulsa County,
 Oklahoma according to the recorded plat thereof.

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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 _____

Eight Hundred (\$800.00) No/100 _____ DOLLARS,
 tenwith interest thereon at the rate of _____ per cent, per annum, payable semi- annually from _____ date
 according to the terms of one certain promissory note _____ described as follows, to-wit:

\$800.00

Tulsa, Oklahoma.
 March 14, 1923.

Two years after date for value received, I, We, or either of us, jointly or
 severally, waiving grace and protest, promise to pay to the order of Max Halff,
 Tulsa, Oklahoma, the sum of \$800.00 with interest at the rate of 10% per annum,
 payable semi-annually from date.

Signed Aaron Baker
 Maude M. Baker

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 ^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 \$15.00 and 10% of principal sum _____ DOLLARS,
 which this mortgage also secured.

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 14th day of March, 1923

Aaron W. Baker

SEAL

Maude M. Baker

SEAL

Tulsa
 STATE OF OKLAHOMA, County of _____, ss:

Before me, _____, a Notary Public in and for said County and State, on this 14th
 day of March, 1923, personally appeared.

Aaron W. Baker

and Maude M. Baker, his wife

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 May 3rd, 1924. (Seal) J. H. Clark, Notary Public.

I hereby certify that this instrument was filed for record in my office on 15 day of March, A. D., 1923

at 1:30 o'clock P. M. Book 439, Page 84

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