

office in said County and State the day and year last above written.

(SEAL) E. P. Jennings, Notary Public.

My commission expires May 15, 1924.

Filed for record in Tulsa County, Oklahoma, on April 20, 1923, at 2:10 P.M. and duly recorded in book 445, page 545, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

228194 - BH

COMPARED

REAL ESTATE MORTGAGE.

This indenture, made this 18th day of April, in the year one thousand nine hundred and twenty three between R. B. Pringle and Lillian M. Pringle, his wife, of Tulsa, Tulsa County, Oklahoma, parties of the first part, and J. A. Carlin, party of the second part.

Witnesseth, that the said parties of the first part for and in consideration of the sum of twenty five thousand (\$25000.00) and no/100 dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remised, released and confirmed, and by these presents do grant, bargain, sell, release and confirm unto the said party of the second part, his heirs, executors, successors or assigns, forever all of the following described real estate, situate, lying and being in the County of Tulsa, and State of Oklahoma, to-wit: Lots five (5) six (6) seven (7) and eight (8) in Block eight, (8) in Morning-side addition to the City of Tulsa, Oklahoma, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the above bargained premises unto the said party of the second part, his heirs, executors, successors or assigns, to the sole and only proper use, benefit, and behoof of the said party of the second part, his heirs, executors, successors or assigns forever; and the said parties of the first part do covenant with the said party of the second part, his heirs, executors, successors or assigns, that at the time of the delivery of these presents, they are ^{well} seized of said premises in fee simple; that they are free from all encumbrances and charges whatsoever and that they will, and their heirs, executors, successors or assigns shall forever warrant and defend the title to the same against all lawful claims whatsoever.

Provided, always, that these presents are upon the express condition, that the said parties of the first part shall and do well and truly pay or cause to be paid to the said party of the second part his heirs executors, successors or assigns, the sum of twenty five thousand (\$25000.00) and no/100 dollars, with interest according to one certain promissory note bearing even date herewith, executed by R. B. Pringle and Lillian M. Pringle, due and payable on or before April 18th, 1925, with interest from date at the rate of seven per cent per annum, until paid, payable semi-annually, to said party of the second part his heirs, executors, successors or assigns, to which these presents are collateral, and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature, as shall by any lawful authority, while the money secured by these presents remains unpaid, be levied or imposed upon said premises above described, including the taxes upon the mortgage interest of the said party of the second part in and to said premises by virtue of this mortgage, and shall also insure and keep insured the buildings erected and to be erected on the premises above described, in some good and responsible fire insurance company, to be approved by the party of the second part, against loss and ^m damage by fire, in the sum of at least \$25000.00 dollars for the benefit of the party of the second part, his heirs,