

MORTGAGE RECORD NO. 456

Overbay Bros., Binders

234708 C.M.J.

REAL ESTATE MORTGAGE

CONFIDENTIAL

KNOW ALL MEN BY THESE PRESENTS, That J. T. Meador and his wife, Iva Meador
a Tulsa of Tulsa County, Oklahoma, parties of the first part, have
mortgaged and hereby mortgage to Albert A. Thayer
of Tulsa part V. of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

All of lot three (3) Block One (1) of Powder and Pomeroy Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof.

10424
W. W. Stuckey
A-8B

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 Forty-five Hundred and No/100 (\$4500.00) DOLLARS,
with interest thereon at the rate of 8 per cent, per annum, payable semi- annually from date of notes
according to the terms of nine certain promissory note 8 described as follows, to-wit:

Nine notes of \$500.00 each and interest payable as follows:
First note six months from this date and remaining notes
each six months thereafter until paid. Parties of the first
Part agree to keep said property insured for not less than
\$4500.00, loss payable to mortgagee as his interest may appear.
Said notes are payable on or before said dates of maturity, and
are dated July 1st, 1923.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first party¹⁰⁸ 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 upon 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 the second party shall be entitled to the immediate possession of the premises and all the rents and profits thereof.

Said party 186 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 \$250.00 ----- DOLLARS which this mortgage also secures.

Part^{ies} of the first part, for said consideration, do_____ hereby expressly waive appraisement of said real estate and all benefit of the homestead, exemption and stay laws in Oklahoma.

Dated this 1st day of July, 1923

J. T. Meador

-SEAL

Iva Meador

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, _____, a Notary Public in and for said County and State on this 30th
day of June, 1923, personally appeared _____

J. T. Meador

and ----- Iva Meador, 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 March 23, 1924. (Seal)

A. E. Neis,

Notary Public

I hereby certify that this instrument was filed for record in my office on 2 day of July A. D., 1923
at 9:10 o'clock A. M. Book 439, Page 224

By Brady Brown,

Deputy. (Seal)

O. G. Weaver,

County Clerk