

Overhay Bros. Binders

236631 O.M.J. COMPARED REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Sadie S. Caplin and Louis Caplin, her husband  
 of Tulsa County, Oklahoma, part<sup>ies</sup> of the first part, ha<sup>ve</sup>  
 mortgaged and hereby mortgage to M. R. Travis  
 of part Y of the second part, the following described real estate and premises situated in  
 Tulsa County, State of Oklahoma, to-wit:

Lot Four (4) in Block Two (2), Travis Heights Addition  
 to the city of Tulsa, Oklahoma, according to the re-  
 corded plat of said Addition.

#1.  
 State of Colorado, )  
 County of El Paso. ) ss.

Before me, a Notary Public, in and for said County and State, on this 18th day  
 of July 1923, personally appeared Sadie S. Caplin to me personally 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 hand and official seal the day and year last above written.

My commission expires June 18, 1925. D. Edward Wickelson,  
 (Seal) Notary Public.

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 Five Hundred Thirty 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 note<sup>s</sup> described as follows, to-wit:

One (1) note for \$512.50 due on or before six (6) months from date  
 hereof; one (1) note for \$512.50 due on or before twelve (12) months  
 from date hereof; one (1) note for \$512.50 due on or before eighteen  
 (18) months from date hereof; all of said notes being signed by Sadie  
 S. Caplin and Louis Caplin, payable to the order of M. R. Travis.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 1,300 and issued  
 Receipt No. 10818 therefor in payment of mortgage  
 tax on the within mortgage.

Dated this 26 day of July, 1923

W. W. Stucky, County Treasurer

A. J.

Deputy

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 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 mort-  
 gage or any interest installment, or the taxes, insurance premiums, or in case of the breach of any covenant herein contained, the whole of said prin-  
 cipal sum, with interest, shall be due and payable, and this mortgage may be foreclosed and the second party shall be entitled to the immediate pos-  
 session of the premises and all the rents and profits thereof.

Said part<sup>ies</sup> 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.

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 23rd day of July, 1923

Sadie S. Caplin

SEAL

Louis Caplin

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ---, a Notary Public in and for said County and State on this 14  
 day of July, 1923 personally appeared Louis Caplin

and  
 to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed  
 the same as his 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 January 31-1927. (Seal) Max Halff, Notary Public

I hereby certify that this instrument was filed for record in my office on 26 day of July, A. D., 1923  
 at 1:00 o'clock P.M. Book 439, Page 370

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