

257911 C.M.J.

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Ioland W. King and Bertha F. King
 of Tulsa County, Oklahoma, part 12 of the first part, ha. Y. S.
 mortgaged and hereby mortgage to J. E. Crosbie
 of Tulsa County, Oklahoma, part Y of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lot Twelve (12) in Block One (1) of Sunrise Terrace
 Addition to the city of Tulsa, Oklahoma, according
 to the Recorded plat thereof.

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 Five Thousand One Hundred Seventy-six and 16/100 DOLLARS,
 with interest thereon at the rate of 6 per cent, per annum, payable annually from maturity
 according to the terms of TWO certain promissory note S described as follows, to-wit:

One note in the sum of \$3500.00 dated July 11, 1923, due six months
 after date, with interest at the rate of six per cent. per annum,
 after maturity; and one note in the sum of \$1676.16, dated July
 11, 1923, payable on demand, with interest at the rate of 6 per
 cent, per annum, after maturity.
 This mortgage also secures any extensions or renewals of said
 notes or any part thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$240. and issued
 Receipt No. 11071 therefor in payment of mortgage
 tax on the within mortgage.
 Dated this 13 day of Aug, 1923
W. W. Weaver County Treasurer
P. A. B. Deputy

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 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 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 --- DOLLARS
 which this mortgage also secures.

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 11th day of July, 1923

L. W. King

SEAL

Bertha F. King

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ---, a Notary Public in and for said County and State on this Eleventh
 day of July, 1923, personally appeared Ioland W. King

and Bertha F. King, 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 June 12th, 1927. (Seal) Amy M. Walton. Notary Public

I hereby certify that this instrument was filed for record in my office on 13 day of August, A. D., 1923
 at 3:30 o'clock P. M. Book 439, Page 449
 By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk