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## MORTGAGE RECORD NO. 456

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KNOW ALL MEN BY THESE PRES	REAL ESTATE MORTGAGE ENTS, That T. R. Brace and Nadine Brace, his wife.	· ·
n mortgaged and hereby mortgage to	Tulsa,	
of Tulsa County, State of Oklahoma, to-wit:	part.Y of the second part, the following described real estate and premises situated in	in
	Lot One (1) in Block Nineteen (19) Irving Place Addition to the City of Tulsa, according to the recorded plat	

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with all the improvements thereon and appurtenances thereto belonging, and warrant the title to the same

all the improvements thereon and appurtenances thereto belonging, and wall the improvements thereon and appurtenances thereto belonging, and wall the improvements thereon and appurtenances thereto belonging, and wall the improvements thereon and appurtenances thereto belonging, and wall the improvements thereon and appurtenances thereto belonging, and wall the improvements thereon and appurtenances thereto belonging, and wall the improvements thereto belonging to the improvements the improvements the improvements the improvements the improvements the improvement to the impro according to the terms of \_\_\_\_certain promissory note\_\_\_\_described as follows, to wit:

One note of \$1310.00 of even date, April 1st, 126, payable \$40.00 monthly, thereafter with interest on the unpaid balance. All or any part of this mortgage may be paid at any interest paying period.

This mortgage is subject to a prior mortgage of \$2500.00 which is of record, also to a second mortgage of \$1440.00 which is likewise of record.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part. 16 screby 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.

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 part. shall be entitled to the immediate possession of the premises and all the rents and profits thereof.

Said part 168f the first part hereby agree..., that in the event action is brought to foreclose this mortgage, ......will pay a reasonable attorney's fee of. One Hundred Thirty and no/100 - - - - DOLLARS which this mortgage also secures. Part 1980f the first part, for said consideration, do\_\_\_\_\_hereby expressly waive appraisement of said real estate and all benefit of mestead, exemption and stay laws in Oklahema.

Dated this 27th day of February 1923

T. R. Brace Nadine Brace

STATE OF OKLAHOMA, County of Tules, ss: , a Notary Public in and for said County and State on this 27th appeared T. R. Brace and Nadine Brace, his wife,

to me known to be the identical person... who executed the within and foregoing instrument and acknowledged to me that...they....executed the same as the 1T free and voluntary act and deed for the uses and purposes therein set forth.

Witness my same and official seal the day and year last above written.

My commission expires Mar. 17, 1926. (SEAL) T. A. Trusty.

Sept. A. D., 19 23

(SEAL) O.G. Weaver By\_\_\_\_\_\_\_Brady Brown\_\_\_\_\_\_Deputy.