

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That W. H. Botkin and Carol Botkin (husband and wife)
of Tulsa, County, Oklahoma, parties of the first part, have
mortgaged and hereby mortgage to Hilda A. Essley
of part V of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

The following improvements are on the above
described property.

The South 50 feet of the West 50 feet of Lot 5 in Block 47
of the original townsite of Tulsa, according to the recorded
plat thereof, containing the following improvements, One
Three Story Brick Building.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2.00 and issued
Receipt No. 1913 thereon in payment of mortgage
tax on the within mortgage.

Dated this 11 day of Oct. 1923
W. W. S. B. County Treasurer

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 Two Thousand and no-100 ----- Dollars,

with interest thereon at the rate of 8 per cent, per annum, payable ----- annually from ----- date

according to the terms of one certain promissory note, ----- described as follows, to-wit:

One note in the sum of \$2000.00 dated Dec. 14th, 1922,
due on demand signed by W. H. Botkin and Carol Botkin
bearing interest at the rate of eight per cent per annum
from date until paid.

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 on 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 second part ----- shall be entitled to the immediate possession of
the premises and all 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 Twenty Five dollars & 10% ----- 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 14th day of December, 1923

(Witness)
A. M. Botkin,

W. H. Botkin ----- SEAL

Carol E. Botkin ----- SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ----- a Notary Public in and for said County and State, on this 15
day of December 1923, personally appeared W. H. Botkin and Carol E. Botkin,

and -----
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 Sept. 8, 1923. (SEAL) J. E. Hardy, Notary Public

I hereby certify that this instrument was filed for record in my office on 11 day of Oct. A. D. 1923
at 9:30 o'clock A. M.

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