

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That W. W. Pearce and Della M. Pearce, husband and wife,  
of Broken Arrow, Tulsa, County, Oklahoma, part ies of the first part, ha ve  
mortgaged and hereby mortgage to T. S. Higgins,  
of part V of the second part, the following described real estate and premises situated in  
Tulsa County, State of Oklahoma, to-wit:

Lots 6,7,8,9, and 10 in Block 16 in Broken Arrow  
Oklahoma.

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 Hundred (\$100.00) -----

eight ----- DOLLARS,  
with interest thereon at the rate of 8 per cent, per annum, ~~from~~ October 24, 1923,

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

Dated at Broken Arrow, Oklahoma, October 24, 1923, due February  
24, 1924, payable to the mortgage hereto in the sum of \$100.00,  
for value received, payable at Broken Arrow, Oklahoma, with  
interest after date at eight per cent, per annum 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, 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 second part V 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 ----- 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 24th day of October, 1923.

W.W. Pearce SEAL

Della M. Pearce, SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ----- a Notary Public in and for said County and State, on this 24th  
day of October, 1923, personally appeared W. W. Pearce and Della M. Pearce,  
husband and wife,

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 Feby. 14, 1923, (SEAL) W. E. Laws, Notary Public.

I hereby certify that this instrument was filed for record in my office on 25 day of Oct., A.D. 1923  
at 3:30 o'clock P. M.

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