

#244232 MS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Lavina Twyman and G.O. Twyman, her husband,  
Tulsa, Tulsa, County, Oklahoma, parties of the first part, have  
mortgaged and hereby mortgage to Title Guarantee and Trust Company  
of Tulsa part Y of the second part, the following described real estate and premises situated in  
Tulsa County, State of Oklahoma, to-wit:

Lot Seventeen (17) in Block Two (2) Ridgedale Terrace  
Second Addition to the City of Tulsa, Oklahoma, according  
to the Recorded Plat thereof.

This Mortgage is subject to a First Mortgage of \$3200.00

TRUSTEE'S ENDORSEMENT

I hereby certify that I received \$96 and issued  
Receipt 12369 in payment of mortgage  
L. B. Weaver, Trustee

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 Twelve Hundred Twenty Five and 06/100  
(\$1225.06) DOLLARS,

with interest thereon at the rate of 8 1/2 per cent, per annum, payable Semi- annually from date  
according to the terms of one certain promissory note described as follows, to-wit:

Dated September 28th, 1923, for the sum of Twelve Hundred  
Twenty-five and 06/100 Dollars (\$1225.06) payable in installments  
of Twenty five and no/100 Dollars (\$25.00) per month; said in-  
stallments to be paid on or before the 28th day of each and every  
month hereinafter beginning the 28th day of October 1923. Deferred  
payments to bear interest at 8% per annum from date until paid;  
interest payable semi-annually. If any of said installments become  
delinquent for 60 days the entire unpaid balance shall at once  
become due and payable at the option of the holder.

Provided, always, that this instrument is made, executed, and delivered upon the following conditions, to-wit: That said first parties hereby  
covenant, sell, 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 party shall be entitled to the immediate possession of  
the premises and all rents and profits thereof.

Said parties 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 One Hundred Twenty and No/100 DOLLARS,  
which this mortgage also secures.

Parties 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 28th day of September, 1923.

Lavina Twyman SEAL  
G. O. Twyman, SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, \_\_\_\_\_, a Notary Public in and for said County and State, on this 8th  
day of November, 1923, personally appeared Lavina Twyman and G. O. Twyman,  
her husband,

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 August 25th, 1927. (SEAL) Roy L. Ware, Notary Public

I hereby certify that this instrument was filed for record in my office on 9 day of Nov., A. D., 1923  
at 1:30 o'clock P. M.

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