

#244470 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That R.A. Koons and Maude A. Koons, his wife,
of Tulsa, County, Oklahoma, part ies of the first part, have
mortgaged and hereby mortgage to Elsie A. Bownmaster,
of part V of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

Lots Twenty-three (23) and Twenty-four (24), in
Block One (1), Eastland Addition to the City of
Tulsa, Oklahoma, according to the recorded plat
thereof subject to first mortgage of \$2,700.00
held by the Home Savings & Loan Assn.

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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 Seventeen Hundred Sixty Three and 57/100 ---
eight DOLLARS,

with interest thereon at the rate of 6 per cent, per annum, payable xxxxxxx

according to the terms of six (6) certain promissory note s described as follows, to-wit:

Dated Sept. 4th, 1923.

No. 1, due March 4th, 1924.	\$263.57 with interest.
No. 2 due Sept. 4th, 1924	300.00 " "
No. 3 due March 4th, 1925	300.00 " "
No. 4 due Sept. 4th, 1925	300.00 " "
No. 5 due March 4th, 1926	300.00 " "
No. 6 due Sept. 4th, 1926	300.00 " "
	<u>1,763.57</u>

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 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 Fifty 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 4th day of September, 1923

R. A. Koons SEAL
Maude A. Koons SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ----- a Notary Public in and for said County and State, on this 13th
day of September 1923, personally appeared R.A. Koons and Maude A. Koons,
his 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 Nov. 1st, 1924. (SEAL) M.M. Simpson, Notary Public.

I hereby certify that this instrument was filed for record in my office on 14 day of Nov. A. D. 1923
at 3:40 o'clock P. M.

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