

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Dr. C. Pedrick and Marion Hodges Pedrick, his wife,
of Tulsa, County, Oklahoma, parties of the first part, have
mortgaged and hereby mortgage to Chas. Remer
of _____ part _____ of the second part, the following described real estate and premises situated in
Tulsa County, State of Oklahoma, to-wit:

The South Half (S $\frac{1}{2}$) and the South Thirty (30) feet of the North
Half (N $\frac{1}{2}$) of Lot Eleven (11), Block Two (2) Pomeroy Heights Addition
to the City of Tulsa, Tulsa County, Oklahoma, according to the
recorded plat thereof.

Also, all that parcel of ground between Lot Eleven (11), Block Two
(2), Pomeroy Heights Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof, and the paved high-
way known as Federal Drive; also the west half of what is known as Kerr
Street adjoining the south half (S $\frac{1}{2}$) and the South 30 feet of the North
half (N $\frac{1}{2}$) of said Lot Eleven (11), Block Two (2), Pomeroy Heights
Addition on the east side thereof.

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 (\$3000.00) Three Thousand and No/100 -----
(\$3,000.00) ----- ten ----- DOLLARS,

with interest thereon at the rate of 1 per cent, per annum, payable semi- annually from date

according to the terms of one certain promissory note -----

of even date herewith, due Three (3) years after date, executed
by first parties and payable to the order of second party.

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first parties hereby
to keep said premises free from all suits foreclosing liens, and
covenant and agree to pay all taxes and assessments on 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, against fire for \$3000.00.

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 as provided in said note and One Hundred ----- 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 November, 1923.

C. Pedrick SEAL

Marion Hodges Pedrick SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ----- a Notary Public in and for said County and State, on this 30th
day of November, 1923, personally appeared Dr. C. Pedrick and Marion Hodges

Pedrick, his wife;

and -----
to me known to be the identical persons 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. 5, 1927 (SEAL) Brady Brown Notary Public

I hereby certify that this instrument was filed for record in my office on 30 day of Nob. A. D. 1923

at 3:20 o'clock P. M.

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