

#245691 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Dr. C. Pedrick and Marion Hodges Pedrick, his wife,
 a Tulsa, County, Oklahoma, part ies of the first part, ha ve
 mortgaged and hereby mortgage to Fred W. Kopplin and Mary R. Kopplin
 of part ies 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 the
 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 (\$3104.32) Thirty-one Hundred Four and 32/100

(\$3104.32) DOLLARS.

with interest thereon at the rate of 10 per cent, per annum, payable semi- annually from date

according to the terms of 31 certain promissory note S ~~X~~ ~~X~~ ~~X~~ ~~X~~ ~~X~~ ~~X~~ ~~X~~ ~~X~~ ~~X~~ of even date herewith
30 for \$100.00 each and one for \$104.32, due one each month after date,
executed by first parties and payable to the order of second parties.

This mortgage is given subject to a \$3000.00 mortgage in favor of Chas.
 Renner.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1.24 and issued
 Receipt No. 12132 for a payment of mortgage
 tax on the within mortgage.

Dated this 1 day of Dec 1923
W. W. Sackett, County Treasurer

Deputy

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part ies hereby
 to keep said premises free from all suits foreclosing liens, and and to insure, and keep insured in favor of
 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, second party, buildings on said premises, against fire for \$3000.

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 ies 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 they that in the event action is brought to foreclose this mortgage, will pay a
 reasonable attorney's fee of as provided in said notes and One hundred DOLLARS,
 which this mortgage also secures.

Part ies of the first part, for said consideration, do hereby expressly waive appraisal 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, E a Notary Public in and for said County and State, on this 30th
 day of Nov. 1923, personally appeared Dr. C. Pedrick and Marion Hodges Pedrick,
his wife;

and to me known to be the identical person 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 this 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 Nov. A. D. 1923
 at 3:20 o'clock P. M.

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