

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Neil G. Grubb and Leland Grubb, (his wife)
 of Tulsa, County, Oklahoma, part 1st the first part, have
 mortgaged and hereby mortgage to Sunset Gardens Company
 of part Y of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

INTERNAL

West Forty (40) feet Lot Twenty (20) and
 East Fifty (50) feet Lot Nineteen (19) Block
 Twelve (12) in Sunset Terrace an Addition to
 the City of Tulsa, Oklahoma, according to the
 recorded plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$328 and issued
 Receipt No. 12919 thereon in payment of property
 tax on the within mortgage.
 Dated this 14 day of Dec 1923
W. W. Suckey, County Treasurer

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 Four Thousand One Hundred Fifty Dollars
(\$4,150.00) ----- DOLLARS,
 with interest thereon at the rate of seven per cent, per annum, payable monthly annually from November 19th, 1923,
 according to the terms of a certain promissory note described as follows, to-wit:

Tulsa, Oklahoma, November 19, 1923, For value received I or we,
 or either of us promise to pay to the order of the Sunset Gardens
 Co. Tulsa, Okla. the sum of \$4,150.00 in installments of (\$85.00)
 per month; said installment to be paid on or before the first day
 of each and every month hereafter, beginning the 1st day of December
 1923, Deferred payments to bear interest at the rate of 7% interest
 per annum from date until paid; interest payable monthly. If any of
 said installments become delinquent for 60 days the entire unpaid
 balance shall at once become due and payable at option of the holder.
 Negotiable and payable at the office of The Sunset Gardens Company
 Tulsa, Okla. This note is secured by a mortgage and sale contract on
 West Forty (40) Feet Lot Twenty (20) and the East Fifty (50) Feet Lot
 Nineteen (19), Block Twelve (12) in Sunset Terrace an Addition to the
 the City of Tulsa, Oklahoma.

Provided, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first part 1st 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 building 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 1st shall be entitled to the immediate possession of
 the premises and all rents and profits thereof.

Said part 1st 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 Five Hundred DOLLARS,
 which this mortgage also secures.

Part 1st 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 19th day of November, 1923.

Neil G. Grubb SEAL
Leland Grubb SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, ----- a Notary Public in and for said County and State, on this 22nd
November 1923, personally appeared Neil G. Grubb and Leland Grubb, 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 the day and year last above written.

My commission expires Aug. 3, 1926 (SEAL) Robt. A. Stewart, Notary Public.

I hereby certify that this instrument was filed for record in my office on 14 day of Dec. A. D. 1923
 at 11: A. o'clock A. M.

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