

MORTGAGE RECORD NO. 465

#246905 NS

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That Charles W. Isaac
 a _____ of Tulsa, Tulsa County, Oklahoma, part _____ of the first part, ha _____
 mortgaged and hereby mortgage to C.E. Baldwin
 of _____ part _____ of the second part, the following described real estate and premises situated in
 Tulsa County, State of Oklahoma, to-wit:

Lots One (1) and Two (2) in Block Two (2) of Elm
 Ridge Addition to the City of Tulsa, Oklahoma.

TO THE PUBLIC FOR RECORD
 12946
 Dec. 3
 8B

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 One Hundred (\$100.00) -----
 ----- DOLLARS,

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

One note for \$100.00 of even date herewith, drawing
 interest at the rate of 8% per annum, due July 1, 1924.

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

Said part Y of the first part hereby agree S, that in the event action is brought to foreclose this mortgage, ----- will pay a
 reasonable attorney's fee of Forty (\$40.00) and ten per cent of the amount remaining unpaid DOLLARS,
 which this mortgage also secures.

Part Y of the first part, for said consideration, do es hereby expressly waive appraisalment of said real estate and all benefit of
 the homestead, exemption and stay laws in Oklahoma.

Dated this 17th day of December, 1923.

Charles W. Isaac SEAL

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, -----, a Notary Public in and for said County and State, on this 17th
 day of Dec., 1923, personally appeared Charles W. Isaac

and -----
 to me known to be the identical person ----- who executed the within and foregoing instrument and acknowledged to me that he executed
 the same as his 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 April 13, 1924. (SEAL) Beatrice Hoff, Notary Public.

I hereby certify that this instrument was filed for record in my office on 17 day of Dec., A. D. 1923
 at 1:30 o'clock P. M.

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