

MORTGAGE RECORD NO. 465

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That A. J. Keeling and Edna Keeling, husband and wife, respectively, of Tulsa, County, Oklahoma, parties of the first part, have mortgaged and hereby mortgage to J.M. Adkison of part V of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

The Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section Thirty Two (32) Township Twenty (20) North and Range Fourteen (14) East, containing in all ten acres more or less, according to the Government Survey thereof.

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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 Twenty Five Hundred ----- DOLLARS,

with interest thereon at the rate of 8 per cent, per annum, payable semi- annually from date

according to the terms of One certain promissory note, described as follows, to-wit:

\$2500.00

Tulsa, Okla. Jan. 2, 1924.

On or before, January, 1926, After date, for value received, I, We, or either of us jointly and severally waiving grace and protest, promise to pay to the order of J.M. Adkison Twenty Five Hundred dollars with interest from date at the rate of 8 per cent per annum, payable semi-annually until paid. Interest, if not paid when due to become as principal and bear the same rate of interest; and in case this note is placed in the hands of an attorney for collection we agree to pay Two Hundred and fifty dollars additional for the collection of same. The endorsers, guarantors and assignors, severally waive presentment for payment, protest and notice of protest thereof for non-payment of this note, and consent that time of payment may be extended without notice.

Payable at Tulsa, Okal.
Due on or before Jan. 2, 1926.
Address 1138 S. Grant St. Tulsa, Okla.

Signed A.J. Keeling
Edna Keeling

Provided, always, that this instrument is made, executed and delivered upon the following conditions, to-wit: That said first parties 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, 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 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, ----- will pay a reasonable attorney's fee of Two Hundred and Fifty ----- DOLLARS, which this mortgage also secures.

Parties 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 2nd day of January, 1924.

A.J. Keeling

SEAL

Edna Keeling

SEAL

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, -----, a Notary Public in and for said County and State, on this 12th day of January, 1924, personally appeared: A.J. Keeling and Edna Keeling,

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 May 25, 1924. (SEAL) A.E. Henry Notary Public.

I hereby certify that this instrument was filed for record in my office on 15 day of Jan'y, A.D. 1924 at 11:25 o'clock A.M.

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