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Witness my hand and official seal, the day and year above set forth.

M. Hughes

My commission expires 2/24/1927 (Seal)

Notary Public

Filed for record in Tulsa, Tulsa County Oklahoma Oct. 4, 1923 at 2.45 O'clock P. M

Brady Brown Deputy

(Seal)

O. G. Weaver County Clerk

241480 M H

REAL ESTATE MORTGAGE

COMPARED

This indenture, Made this 1st day of October A. D. 1923, by and between Jerry I. Ledbetter and Eula Ledbetter, his wife, of Tulsa County, State of Oklahoma, of the first part, and Robt. E. Adams and W. Frank Walker, of the second part.

WITNESSETH; That the said parties of the first part, in consideration of the sum of Nineteen hundred sixty-seven and 47/100 Dollars to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said parties of the second part their heirs and assigns, forever, all the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit;

All of the North Forty-six (46) feet of Lot Five (5) in Block Four (4) of Ohio Place addition to the City of Tulsa, Oklahoma according to the recorded plat thereof, with the appurtenances and all the estate, title and interest of the said parties of the first part herein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof that are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances A first mortgage in the sum of \$2500.00 in favor of the Home Building & Loan Association of Tulsa, Okla.,

This grant is intended as a mortgage to secure the payment of the sum of Nineteen hundred sixty seven and 47/100 Dollars according to the terms of 29 certain promissory notes this day executed and delivered by the said parties of the first part to the said parties of the second part, described as follows, to-wit;

One note for the sum of \$50.00 due Feb. 2, 1926. Also a series of 28 notes, numbered 21 to 48, inclusive, executed by the mortgagors to the mortgagees, dated Feb. 2, 1922. Note No 21 matures Nov 2, 1923 and each consecutive note matures on the 2nd of each and every month thereafter until all of such notes are paid. Notes Nos. 21 to 47, inclusive, are each for the sum of \$31.40 and Note No. 48 for the sum of \$1377.85. Said series of 28 notes have included in their face the interest computed at the rate of 8% per annum payable monthly on the entire deferred balance due from month to month. Said notes bear 10% interest per annum after maturity if not paid when due.

Said parties of the first part shall, while any part of said principal or interest remains unpaid, pay all taxes and assessments on said mortgaged property when they become due, and shall keep the buildings on said premises insured to the satisfaction of the holder hereof in the sum of \$3000.00 and the policy, in case of loss, payable to the said holder as his interest may appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises afore said and be secured by this mortgage and be collected in the same manner as the principal