

WITNESSETH, That the said parties of the first part, in consideration of the sum of Five Hundred and No/100 (\$500.00) Dollars to them duly paid, receipt of which is hereby acknowledged, have sold and by these presents do Grant, Bargain, Sell and Mortgage to the said party of the second part his heirs, administrators or assigns forever, all that tract or parcel of land situated in the County of Tulsa, and State of Oklahoma, described as follows, to-wit:

All of Lot Eight (8) in Block Four (4) in Highlands 2nd Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, of Indian Meridian, containing ----acres, more or less, according to government survey thereof, with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein and will warrant and defend the title to the same, and that the same is free and clear of all incumbrances of whatever kind.

THIS GRANT is intended as a Mortgage to secure the payment of the sum of Five Hundred and no/100 (\$500.00) Dollars, payable as follows, to wit: Two Years after the date hereof. according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part; and this conveyance shall be void if such payment be made as therein specified. But if default be made in such payment or any part thereof, or interest thereon when due, or the taxes, or if the insurance is not kept in force, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for the said party of the second part his heirs, administrators or assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisements hereby waived or not, at the option of the said party of the second part his heirs, administrators or assigns, and out of all the moneys arising from sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part their heirs and assigns;

And said mortgagors further expressly agree that in case of foreclosure of this mortgage and as often as any proceedings shall be taken to foreclose same, as hereafter provided, the mortgagors will pay to the said plaintiff a reasonable attorneys fee Dollars as a reasonable attorney's or solicitor's fee therefor, in addition to all other legal costs and statutory fees; said fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further charge and lien upon the said premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action as aforesaid, and collected and the lien thereof enforced in the same manner as the principal debt hereby secured.

In case of a failure of the parties of the first part to pay taxes, insurance and all assessments on said property, the party of the second part may pay the same, and the amount thereof shall be added to and deemed a part of the principal sum and bear the same rate of interest.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Fred W. Kopplin

Mary R. Kopplin

STATE OF OKLAHOMA, County of Caddo, SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24 day of April 1924 personally appeared Mary R. Kopplin and Fred W. Kopplin, her husband, 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.