

notice or demand and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent of the amount hereby secured, in no event less than Fifty Dollars, the said sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein to the immediate possession of the said premises and to the rents and profits thereof, and, the said mortgagor hereby covenants and agrees to give peaceable possession thereof as aforesaid and in case the mortgagee or the holder of this mortgage shall institute proceedings in court to foreclose this mortgage the parties hereto agree that a receiver may be appointed by the court to preserve the same and collect the rentals and profits therefrom without regard to the question of value

It is agreed that this mortgage shall secure the payment of any sums which may be hereafter advanced or material hereafter furnished by the mortgagee for the purpose of building upon, improving or repairing the premises herein described.

The foregoing conditions being performed this conveyance to be void, otherwise in full force and effect.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

STATE OF OKLAHOMA, }
COUNTY OF TULSA. } SS.

W. J. Melton,

Before, me a Notary Public, in and for said County and State, on this ----day of January, 1925 personally appeared W. J. Melton, a single man to me personally 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 Mar 4, 1928. (Seal)

Harold J. Sullivan,
Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on January 30th, 1925 at 2:55 P. M.
recorded in Book 499, page 521.
By Brady Brown, Deputy. (Seal) = O. G. Wesver, County Clerk.

#277622-CW.

MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this 29th day of January A. D. 1925 by and between W. J. Melton, a single man, of Tulsa County, State of Oklahoma, party of the first part and P. L. Reppert party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Three Thousand

Dollars to him in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, Bargained and Sold and by these presents does Grant, Bargain, Sell and Convey and Confirm unto said party of the second part and to his heirs, and assigns, forever, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: All of Lot Eighteen (18) in Block Eight (8) of the amended plat of subdivision of Blocks Two (2), Three (3), and Seven (7) of Terrace Drive Addition to the City of Tulsa, according to the recorded plat thereof

This mortgage is given to to secure a part of the purchase price to be paid by the grantor herein for the above described property with the tenements, appurtenances, and hereditaments thereunto belonging, and all the estate, title and interest of the said party of the first party herein, together with the rents, issues and profits thereof.

TREASURER'S RECEIPT

This is to certify that \$ 300
and Receipt No. 1847
payment of Mortgage Tax on the within
Dated this 21 day of Jan 25
W. W. Stuckey, County Treasurer