

Oklahoma Real Estate Mortgage.

KNOW ALL MEN BY THESE PRESENTS: That John J. Boyd and wife Laura Boyd and H.C. Rawlings and wife Margaret Rawlings of Tulsa, Oklahoma herein after referred to as party of the first part, in consideration of the sum of One Thousand DOLLARS in hand paid by Anna M. Decker hereinafter referred to as party of the second part the receipt whereof is hereby acknowledged, first party has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said Anna M. Decker her successors and assigns, the following described premises situated in Tulsa

County, Oklahoma, to-wit:

The Southern, fifty (50) feet of lot two (2) in Block one hundred and eighty - three according to the original town of Tulsa

TO HAVE AND TO HOLD, the premises above described, with the appurtenances thereunto belonging, to the said Anna M. Decker her successors and assigns forever. And the said party of the first part covenants with the said party of the second part that they lawfully seized in fee of said premises, that they are free from all incumbrances, that they have good right to sell and convey the same, and that they will and their heirs, executors, administrators and assigns, shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And said Laura Boyd and Margaret Rawlings for and in consideration of said sum of money, does hereby release and quit claim, transfer and relinquish unto said party of the second part, her successors and assigns, all her right, claim and possibility of dower and homestead in or to said real estate forever.

The following conveyance is on condition that whereas said party of the first part is justly indebted to said party of the second part in the sum of One Thousand Dollars for money loaned to the party of the first part by the party of the second part, evidenced by her principal note and four interest coupons of even date herewith, with interest thereon from maturity at the rate of 8 per cent per annum; all of said notes payable at the offices of C. D. Coggeshall & Co., in Tulsa, Oklahoma and described as follows: One principal note of \$ 1000.00 due December 28, 1909; one interest coupon

of \$ <u>40.00</u> due <u>12-28-08</u> ; one interest coupon	of \$ <u>40.00</u> due <u>12-28-08</u> ; one interest coupon
of \$ <u>40.00</u> due <u>12-28-09</u> ; one interest coupon	of \$ <u>40.00</u> due <u>12-28-09</u> ; one interest coupon
of \$ due; one interest coupon	of \$ due; one interest coupon
of \$ due; one interest coupon	of \$ due; one interest coupon
of \$ due; one interest coupon	of \$ due; one interest coupon

Now, if said party of the first part shall pay or cause to be paid said notes and the interest thereon according to the tenor and effect thereof, and do and perform each and every covenant and agreement herein contained, then this instrument shall be null and void, otherwise to be a lien in full force and effect.

It is expressly stipulated and agreed that said party of the first part shall keep all taxes and assessments fully paid as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of \$ 1000.00 with loss payable to said party of the second part as interest may appear. And in case of the failure or neglect of said party of the first part to do so, said party of the second part may pay such taxes and assessments and effect such insurance, and shall be entitled to interest on the same at the rate of eight per cent per annum, and this mortgage shall stand as security for the amount so paid with such interest.

The said first party agrees that if the makers of the note shall fail to pay any of said money, either principal or interest when the same becomes due and payable, or to conform with any of the foregoing covenants, the whole sum of money herein secured, may at the option of the holder of the note hereby secured and at his option only and without notice, be declared due and payable and may be foreclosed by the holder hereof as provided for by law, or the party of the second part or the legal holder hereof, or his assigns, agent or attorney, shall have the power to sell such property or any part thereof at public sale to the highest bidder for cash at Tulsa Oklahoma, public notice of the time and place and terms of sale having first been given for thirty days by advertising in some newspaper published in or of general circulation in said town or state, or by printed or written hand bills posted up in ten public places in the vicinity of said land, at which sale said party of the second part or its assignee, agent or attorney in fact, may bid and purchase as any third person might do. And said party of the first part hereby authorizes and empowers said party of the second part or its successors or assigns, to convey said property to any purchaser at said sale and the recitals of the deed of conveyance shall be taken as prima facie, true, and the proceeds of said sale shall be applied first to the payment of all costs and expenses attending said sale, second to the payment of said debt and interest, and the remainder, if any, shall be paid to said party of the first part.

Said first party for and in consideration of the money loaned as aforesaid, hereby waives and relinquishes all rights of redemption, appraisalment and homestead allowed by law.

IN TESTIMONY WHEREOF, Said parties of the first part have hereunto set their hand this 28th day of December 1907.

Witness:

John J. Boyd [SEAL]
H.C. Rawlings [SEAL]
Laura Boyd [SEAL]
Margaret Rawlings [SEAL]

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, State of Oklahoma County of Tulsa SS.

On this 28th day of December 1907, before me, J.E. Miller Notary Public within and for the above named State and County, appeared in person John J. Boyd, H.C. Rawlings, to me personally well known as the persons whose names appear upon the within and foregoing Mortgage Deed; as one of the parties grantor said stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on this day voluntarily appeared before me Laura Boyd and Margaret Rawlings to me well known to be the persons whose names appear upon the within and foregoing Mortgage Deed, in the absence of their said husband declared that they had of their own free will signed the relinquishment of dower therein expressed, for the purpose therein contained and set forth, without compulsion or undue influence of their said husband.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, as such Notary Public in the above named Tulsa on the day and date as first above written.

[SEAL]

My commission expires Nov. 11, 1911

J.E. Miller Notary Public.

TO BE USED WHEN TITLE IS IN WIFE

UNITED STATES OF AMERICA, _____ SS.

On this _____ day of _____, 190____, before me _____, _____ within and for the above named _____, appeared in person _____, to me personally well known as the person whose name appears upon the within and foregoing Mortgage Deed as one of the parties grantor, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on this day voluntarily appeared before me _____ wife to said _____, to me well known to be the person whose name appears upon the within and foregoing Mortgage Deed, and in the absence of her said husband, declared that she had of her own free will executed the same, for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

IN TESTIMONY WHEREOF, I have hereunto set my hand as such _____ in the above named _____ on the day and date as first above written.

[SEAL]

My commission expires _____

Filed for record Dec. 31 1907 at 2 o'clock P M.

H.C. Walker Deputy Clerk and Ex-Officio Recorder.

Seal

Reg. of Records