

1088 - MORTGAGE OF REAL ESTATE

This Indenture, Made this 29th day of February, A. D. 1905, between William B. Baird and Katherine Baird his wife of Tulsa County, in the State of Oklahoma, of the first part, and Nate Peter Forbes

of Rockchester, Monroe County, in the State of Oklahoma, of the second part:

WITNESSETH, That said part of of the first part, in consideration of the sum of Fifteen hundred and no Dollars, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto said part of of the second part her heirs and assigns, the following described

REAL ESTATE, situated in Tulsa, Tulsa County, and State of Oklahoma, to-wit: The south half of lot (9) nine in Block (59) fifty-nine parallel with street and lot lines according to official survey and plat of the city of Tulsa

TO HAVE AND TO HOLD THE SAME, unto the said part of of the second part her heirs and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas said William B. Baird and Katherine Baird his wife have this day executed and delivered me certain promissory note in writing to said part of of the second part, described as follows:

One year from date we promise to pay to Nate Peter Forbes at Rockchester, Monroe County, New York Fifteen hundred and no dollars (\$1500.00) for value received with interest at (10%) ten per cent per annum said interest being due and payable semiannually.

Now, if said part of of the first part shall pay or cause to be paid to said part of of the second part her heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then this mortgage shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, and if the taxes and assessments of every nature, which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, the whole of said sum or sums, and interest thereon, shall then become due and payable, and said part of of the second part shall be entitled to the possession of said premises. And the said part of of the first part for said consideration do by hereby expressly waive an appraisalment of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

IN WITNESS WHEREOF, The said part of of the first part have hereunto set their hands the day and year first above written.

William B. Baird
Katherine Baird

STATE OF OKLAHOMA, }
Tulsa COUNTY, } ss.

Before me, C. W. Grimes a Notary Public in and for said County and State on this 29th day of February, 1905, personally appeared William B. Baird and Katherine Baird 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.

My Commission expires Feb 19, 1911

C. W. Grimes

This instrument was filed for Record on the 29 day of Feb, A. D. 1905, at 1:30 o'clock P. M., and duly recorded the 29 day of Feb, 1905

By (Seal) Deputy.

H. C. Walckley
Register of Deeds.