



This instrument was filed for record in my office on the 18 day of June A.D. 1908 at 5:10 o'clock P.M., and duly recorded in Book 37 of mtg. on Page 55-6 (Seal) H. C. Walkey Register of Deeds. Deputy.

Fees, \$

This Indenture, Made this 10th day of June in the year of our Lord One Thousand Nine Hundred and eight between Dan M. Sitzer and Ellen Sitzer his wife of the County of Oklahoma and State of Oklahoma, of the first part, and The Deming Investment Company of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Two Hundred Dollars, to them duly paid, the receipt of which is hereby acknowledged, have well sold, and by these presents do Grant, Bargain, Sell and Mortgage to the said party of the second part or assigns forever, all that tract or parcel of land situated in the County of Oklahoma in the State of Oklahoma, described as follows, to-wit:

The northerly fifty (50) feet of Lot seven (7) of Block one hundred and eighty two (182) in the original town of Tulsa, as follows: Beg. at north westerly cor. of said lot (7), thence north easterly along northerly line of said lot one hundred and forty (140) feet to the north easterly corner of said lot; thence south easterly along easterly line of said lot fifty (50) feet; thence south westerly and parallel with northerly line of said lot one hundred and forty (140) feet to the westerly line of said lot; thence north westerly along the westerly line of said lot, fifty (50) feet to the place of beginning.

of the Indian Meridian, containing in all 2 acres, more or less, according to the Government survey thereof.

And it is hereby mutually agreed that in case the party of the second part or its assigns, should hereafter appear in any of the land departments or offices of the general Government, or in any court, in order to preserve or protect the title hereinbefore warranted, all costs and expenditures made in that behalf shall be added to the amounts hereby secured and shall bear interest at the same rate, with the appurtenances, rents, issues and profits and all the estate, title and interest of said part of the first part therein. And the said part of the first part do hereby covenant and agree that at the delivery hereof they are

the lawful owner 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 whatsoever kind except a certain mortgage for \$ 2000 given to THE DEMING INVESTMENT COMPANY.

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars, payable as follows, to-wit:

\$ 50 January 1st, 1909; \$ 50 July 1st, 1909; \$ 50 January 1st, 1910
\$ 50 July 1st, 1910; \$ 50 January 1st, 1911

at the office of THE DEMING INVESTMENT COMPANY, Oswego, Kansas, according to the terms of certain promissory notes this day executed and delivered by the said part of the first part to the said party of the second part; and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof or interest thereon when due, or the taxes, or if any installment of principal or interest of any mortgage or lien prior to this are not paid when the same are due and payable, or if the insurance is not kept in force thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said party of the second part, or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part, its successors or assigns; and out of all the moneys arising from such sale to retain the amount due for principal and interest, taxes and penalties thereon, and interest on delinquent taxes at the rate fixed by law, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand to the said part of the first part or their heirs or assigns.

And said mortgagor do further expressly agree that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose the same, as herein provided, the mortgagor do will pay to said plaintiff fifty 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 hereof enforced in the same manner as the principal debt hereby secured. It is expressly stipulated that upon default herein suit to foreclose this mortgage may be brought in county where real estate mortgaged is situated regardless of residence of mortgagors, or either of them, and all objections to venue of such suit are hereby expressly waived.

IN WITNESS WHEREOF, The said parties of the second part have hereunto set their hand and seal at the day and year first above written.

Signed, and delivered in the presence of

J. C. Eddy
James D. McCoy

Dan M. Sitzer (SEAL.)
Ellen Sitzer (SEAL.)

STATE OF OKLAHOMA, ss. Tulsa County, ss. Before me, G. M. Gibson a Notary Public in and for said County and State on this 10th day of June 1908, personally appeared Dan M. Sitzer and Ellen Sitzer, his wife to me known to be the identical person do 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.

WITNESS my hand and official seal the day and year last above set forth.
(Seal) My Commission expires June 6th 1911 G. M. Gibson Notary Public.

ASSIGNMENT.

For and in consideration of the sum of _____ DOLLARS, to _____ in hand paid, the receipt of which is hereby acknowledged _____ do hereby transfer to _____ the within mortgage and note _____ thereby secured, without recourse.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand _____ this _____ day of _____ 19____

State of _____ County, ss. On this _____ day of _____ 19____ before me, a Notary Public in and for said County, personally appeared _____ who is to me personally known to be the identical person _____ who executed the foregoing assignment, and duly acknowledged the execution of the same to be his voluntary act and deed for the uses and purposes therein expressed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and date last above written.
My Commission expires _____ A. D. 19____ Notary Public.