

BLACK-PRINTING CO. TULSA

FROM

TO

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 17 day of Jan. 1923, at 4:00 o'clock P. M., and duly recorded in Book 408 on page 177

Fees \$.

O. G. Weaver,

(Seal)

County Clerk.

By, Brady Brown,

Deputy.

THIS INDENTURE, Made this 12th day of January, A. D. 1923, between

N. S. Rips and Anna Rips, his wife

of Tulsa County, in the State of Oklahoma, part 108 of the first part, and

Leonard & Braniff

of Tulsa, Oklahoma, part V of the second part:

WITNESSETH, That said part 108 of the first part, in consideration of the sum of

One Hundred Ten and No/100

Dollars,

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part V of the second part its heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

North Half of Lot Forty-five (45) and all of lot Forty-six (46) in Block Five (5) of Abdo Addition to the city of Tulsa, Tulsa County, Oklahoma.

#1.

State of Oklahoma, Tulsa County, ss.

Before me the undersigned, a Notary Public in and for said County and State, on this 12th day of January 1923, personally appeared N. S. Rips and Anna Rips, his wife 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. Witness my official hand and seal the day and year above set forth.

My commission expires 8-14-1926. (Seal)

Max W. Campbell, Notary Public.

Deputy

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining forever.

This conveyance is intended as a mortgage to secure the payment of three promissory notes of even date herewith.

One for \$ 36.67 due February 12, 1923

" " 36.67 due March 12, 1923,

" " 36.66 due April 12, 1923

made to Leonard & Braniff

or order, payable at Tulsa, Okla.

with eight per cent interest per annum, payable semi-annually and signed by

Anna Rips, his wife

Said first part 108 hereby covenant that they are

of said premises and that they are free and clear of all incumbrances except a mortgage to The Mortgage-Bond Co., of New York of \$2200, dated October 18, 1922.

That they have

the good right and authority to convey and encumber the same, and will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 108 agree to insure the buildings on said premises in the sum of \$1000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 108 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 108 further expressly agree that in case of foreclosure of this mortgage, and as often as any proceeding shall be taken to foreclose same as herein provided, the mortgagor will pay to the said mortgagee the sum of \$1000.00 Dollars as attorney's or solicitor's fees therefor, in addition to all other statutory fees; said fee to be due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said premises described in this mortgage, and the amount thereon shall be recovered in said foreclosure suit and included in any judgment or decree rendered in action as aforesaid, and collected, and the lien thereof enforced in the same manner as the principal debt hereby secured.

Now if said first part 108 shall pay or cause to be paid to said second part its 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 said note, and shall make and maintain such insurance and pay such taxes and assessments then these presents shall be wholly discharged and void, otherwise shall remain in full force and effect. If said insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said note, and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first part 108 waive notice of election to declare the whole debt due as above and also the benefit to stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part 108 of the first part have hereunto set their hands the day and year first above written.

Witnesses to signature of Anna Rips by mark her N. S. Rips  
name being signed hereto at her request by A. S. Rips  
Rips. Max W. Campbell A. S. Rips Anna x Rips

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

That of County, Oklahoma, the within named mortgagee in consideration of the sum of DOLLARS,

to in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set out and convey unto

heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note, debts and claims thereby secured, and the covenants therein contained.

TO HAVE AND TO HOLD THE SAME FOREVER, Subject, nevertheless, to the conditions therein contained.

IN WITNESS WHEREOF, The said mortgagee has hereunto set hand this day of 1923,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned authority

on this 12th day of January, 1923, personally appeared Anna Rips, wife of N. S. Rips to me known to be the identical person who executed the within instrument by her mark in my presence and in the presence of A. S. Rips as witnesses and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Witness my official hand and seal the day and year above set forth.

My commission expires 8-14-1926. (Seal)

Max W. Campbell,

Notary Public.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$62.84 and issued Receipt No. 7275 in payment of mortgage tax on the within mortgage.

Dated this 12th day of Jan. 1923.

WAYNE L. DIXEY, County Treasurer

Deputy