

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 178

Fees \$ _____

O. G. Weaver,
(Seal) County Clerk
By, Brady Brown, Deputy.

THIS INDENTURE, Made this 12th day of January, A. D. 1923, between _____
A. S. Rips and Isabelle Rips, his wife
of Tulsa County, in the State of Oklahoma, part 108 of the first part, and
of Leonard & Braniff
Tulsa, Oklahoma part 7 of the second part:

WITNESSETH, That said part 108 of the first part, in consideration of the sum of _____ Dollars,
Ninety-five and no/100
the receipt of which is hereby acknowledged, do, by these presents grant, bargain, sell and convey unto said part 7 of the second part its heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

Lot Twenty-nine (29) and the South half of Lot Thirty (30) in Block Five (5), of Addo Addition to the City of Tulsa, Tulsa County, Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 100.00 and issued Receipt No. 7277 therefor in payment of mortgage tax on the within mortgage.

Dated this 17 day of Jan, 1923

WAYNE L. DICKEY, County Treasurer

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 note, \$ of even date herewith. One for \$ 31.67 due February 12, 1923, 1923
31.67 due March 12, 1923
made to and 31.66 due April 12, 1923
Leonard & Braniff
or order, payable at Tulsa, Okla.

with eight per cent interest per annum, payable semi-annually and signed by A. S. Rips and Isabelle Rips, his wife

Said first part 108 hereby covenant that they are _____ owner. In fee simple 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 \$1900, dated Oct. 18, 1922.

That they have good right and authority to convey and encumber the same, and they 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 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 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 fifty 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 7 its heirs or assigns said sum of money in the above described note 8 mentioned, together with the interest thereon according to the terms and tenor of said note 8 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 7 may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of 10% 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 8 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 appraisement laws.

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

Isabelle Rips

A. S. Rips

KNOW ALL MEN BY THESE PRESENTS:

ASSIGNMENT

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 ha _____ hereunto set _____ hand _____ this _____ day of _____, 1923.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned authority, a Notary Public in and for said County and State on this 12th day of January, 1923, personally appeared A. S. Rips and Isabelle Rips, his wife

to me known to be the identical person 8 who executed the above instrument and acknowledged to me that th ey executed the same as th eir 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 in date last above written.

My commission expires 8-14-1926, 1923 (Seal)

Max W. Campbell

Notary Public.