

COMPARED

No. 220618 C.M.J.

MORTGAGE RECORD NO. 408

199

FROM
J. R. League
Notary Public in and for said County and State
on this 31st day of January, 1923
I hereby certify that I received \$3000.00
from Paul A. Bryan and Beulah Bryan, his wife
Treasurers Endorsement

STATE OF OKLAHOMA, Tulsa County, ss.
This instrument was filed for record on the 31st day of Jan. 3, 1923, at 2:00 o'clock P.M., and duly recorded in Book 408 on page 199
Fees \$
O. G. Weaver,
(Seal) Brady Brown, County Clerk
By, Deputy.

THIS INDENTURE, Made this 23rd day of January, A.D. 1923, between Paul A. Bryan and Beulah Bryan, his wife, of Tulsa County, in the State of Oklahoma, part 198 of the first part, and William Vance, Trustee, of Tulsa County, Oklahoma, part V of the second part: WITNESSETH, That said part 198 of the first part, in consideration of the sum of Three Thousand and 00/100 (\$3000) 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 his heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

The East Thirty-five (35) feet of the East Seventy (70) feet of lots fourteen (14), fifteen (15), sixteen (16), seventeen (17) and Eighteen (18) in Block eighteen (18) in Park Hill Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

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 One Principal promissory note of even date herewith. One for \$3000.00 due January 23rd, 1926 and six interest coupons for \$120 each due on each respectively on the 23rd days of July and January in each year made to William Vance, Trustee or order, payable at Tulsa with eight per cent interest per annum, payable semi-annually and signed by Paul A. Bryan and Beulah Bryan, his wife. All indebtedness to bear ten per cent interest after maturity. they are the owner, in fee simple of said premises and that they are free and clear of all incumbrances, whatever

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 198 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 198 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent. Said first part 198 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 mortgagee will pay to the said mortgagee ten per cent of total amount due additional 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 198 shall pay or cause to be paid to said second part V his 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 eight 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 198 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 198 of the first part ha. Y. hereunto set their hand the day and year first above written.

Paul A. Bryan
Beulah Bryan

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 ha. hereunto set hand this day of 1923.

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, J. R. League, a Notary Public in and for said County and State on this 31st day of January, 1923, personally appeared Paul A. Bryan and Beulah Bryan, his wife, to me known to be the identical persons who executed the above 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 May 16, 1926. (Seal) J. R. League, Notary Public.