

TREASURER'S RECEIPT
I hereby certify that I received \$ 24 and interest
Receipt No. 2552 therefor in payment of mortgage
tax on the within mortgage.
Given this 1 day of Feb 1923
WAYNE L. DICKEY, County Treasurer
W L
Deputy

STATE OF OKLAHOMA, Tulsa County, ss.
This instrument was filed for record on the 31st day of
Jan. 1923, at 4:10 o'clock P. M.,
and duly recorded in Book 408 on page 200
Fees \$
O. G. Weaver,
(Seal) County Clerk.
By Brady Brown, Deputy.

THIS INDENTURE, Made this 31st day of Jan. A. D. 1923, between
Caroline Baker, a single woman,
of Tulsa, Tulsa County, in the State of Oklahoma, part Y of the first part, and
of A. C. Davis
Tulsa, Oklahoma, part Y of the second part:
WITNESSETH, That said part Y of the first part, in consideration of the sum of
Twelve Hundred and eighty (\$1280.00) Dollars,
the receipt of which is hereby acknowledged, do ss by these presents grant, bargain, sell and convey unto said part Y of the second part his heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma, to-wit:

Lot 16, Block 16 of the Subdivision of Block 6 and
Lots 1, 2 and 3 of Block 4 of Terrace Drive Addition
to the city of Tulsa, County of Tulsa, State of 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 apper-
taining forever.

This conveyance is intended as a mortgage to secure the payment of two promissory note S of even date here-
with. One for \$ 780.00 due April 1, 1923 and the other for the sum of 500.00 due Jan. 1, 1924.
made to A. C. Davis

or order, payable at Security
with Natl. Bank of Tulsa, Okla. with 8 per cent interest per annum, payable semi-annually and signed by Caroline Baker

Said first part Y hereby covenant that she is the owner in fee simple
of said premises and that they are free and clear of all incumbrances EXCEPT one mortgage for \$4750.00 to the Home Bldg.
& Loan Assn. of Bartlesville, Okla.
That she has good right and authority to convey and encumber the same, and

She will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part Y agree S to insure the buildings on said
premises in the sum of \$ 6000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part Y
agree S to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part Y further expressly agree S 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 ten per cent 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 Y shall pay or cause to be paid to said second part Y 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
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 Y waive S 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 Y of the first part has her hereunto set her hand the day and year first above written.

Caroline Baker

KNOW ALL MEN BY THESE PRESENTS:

ASSIGNMENT

That Caroline Baker of Tulsa County, Oklahoma, the within
named mortgagee in consideration of the sum of 1280.00 DOLLARS,
to A. C. Davis in hand paid, the receipt whereof is hereby acknowledged, do ss hereby sell, assign, transfer, set out and convey unto
his heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note and 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 her hand this 31st day of
Jan. 1923.

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, Nell Ledford, a Notary Public in and for said County and State
on this 31st day of January, 1923, personally appeared Caroline Baker, a single woman,
to me known to be the identical person who executed the above
instrument 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. Nell Ledford,
My commission expires 7/25, 1923 (Seal) Notary Public.