

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 15 day of Feb. 1923 at 1:00 o'clock P. M.

and duly recorded in Book 408 on page 233

Fees \$ _____

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

THIS INDENTURE, Made this 14th day of February, A. D. 1923, between
Clara Kaufman, an unmarried woman,
of Tulsa County, in the State of Oklahoma, part V of the first part, and
William Vance, Trustee
of Tulsa County, Oklahoma, part V of the second part:

WITNESSETH, That said part V of the first part, in consideration of the sum of
Thirty-two hundred and Fifty and 00/100 (\$3250.00) 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:

Lot Eleven (11) in Block Twenty (20) of Burgess Hill
Addition to the city of Tulsa, County of Tulsa, Oklahoma,
according to the recorded plat thereof.

WEASLEY L. DICKERSON
I hereby certify that I received \$1,922 and issued
Receipt No. 7792 therefor in payment of mortgage
tax on the within mortgage.
Dated this 16 day of Feb. 1923
WAYNE L. DICKERSON, County Treasurer
a g Deputy

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 One Principal promissory note of even date here-
with, One for \$3250.00 due February 1st, 1926 and six interest coupons one for
\$119.17 due August 1st, 1923 and five others for \$150.00 each due on the 1st days of
February & August in each year.

made to William Vance, Trustee
or order, payable at Tulsa, Okla.
with Eight per cent interest per annum, payable semi-annually and signed by
Clara Kaufman

Said first part V hereby covenant that she is the owner in fee simple
of said premises and that they are free and clear of all incumbrances whatever

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 V agree to insure the buildings on said
premises in the sum of \$1111.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part V
agree to pay all taxes and assessments lawfully assessed on said premises before delinquency.

Said first part V further expressly agree that in case of foreclosure of this mortgage, and its terms as the mortgagee shall be taken to foreclose
same as herein provided, the mortgagee will pay to the said mortgagee Ten per cent of total amount due of collected taxes
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 V shall pay or cause to be paid to said second part his heirs
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 delinquency, 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
delinquency, 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 V waive notice of election to declare the whole debt due as above and also the benefit to stay, valuation or appraisalment laws.
IN WITNESS WHEREOF, said part V of the first part ha hereunto set her hand the day and year first above written.
Clara Kaufman

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 her 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 15th day of February, 1923, personally appeared Clara Kaufman, an unmarried 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.
My commission expires May 16th, 1923 (Seal) J. R. League
Notary Public.