

FROM

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 21 day of Feb. 1923 at 2:30 o'clock P.M.

and duly recorded in Book 408 on page 253

TO

Fees \$.

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By,

Deputy.

THIS INDENTURE, Made this twenty first day of December, A.D. 1922, between B. G. Whitestine and his wife Nellie E. Whitestine and A. J. Spahr and his wife Mary Frances Spahr of Tulsa County, in the State of Oklahoma, part 1st of the first part, and Dickason Goodman Lumber Company of Tulsa, Tulsa County, Oklahoma, part 1st of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of Thirteen Hundred Seventy-two and 51/100 (\$1372.51) Dollars, the receipt of which is hereby acknowledged, do hereby covenant, bargain, sell and convey unto said part 1st of the second part, their heirs and assigns, all the following described real estate situated in Tulsa, Tulsa County and State of Oklahoma, to-wit:

All of Lot (21) Twenty-one; Block (16) Sixteen; Re. Sub-Division Block (6) Six; Lots (1) One, (2) Two, (3) Three; Block (4) Four, Terrace Drive Addition to the city of Tulsa, Tulsa Oklahoma. This mortgage is give subject however, to one certain mortgage as recorded in Book #267, Page #220, drawn in favor of Leonard & Braniff dated Oct. 3, 1922 in the amount of \$4,000.00.

219295

#1. State of Oklahoma, Tulsa County, ss. This instrument was filed for record on the 17 day of Jan. 1923, at 9 o'clock A.M., and duly recorded in Book 408 on page 173. By Brady Brown, Depty. O. G. Weaver, County Clerk.

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 promissory note of even date herewith. One for \$1372.51 due March 1st, 1923, 192

made to Dickason Goodman Lumber Company

or order, payable at Tulsa, Okla.

with Ten per cent interest per annum, payable semi-annually and signed by B. G. Whitestine and his wife Nellie E. Whitestine, and A. J. Spahr and his wife Mary Frances Spahr Whitestine are

Said first part 1st hereby covenant, bargain, sell and convey unto said second part Dickason Goodman Lbr. Co. their heirs or assigns said of said premises and that they are free and clear of all incumbrances exception above noted

That they have good right and authority to convey and encumber the same, and

the Y will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1st agree to insure the buildings on said premises in the sum of \$1500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1st agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1st 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, Dickason Goodman Lbr. Co. One Hundred & 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 1st shall pay or cause to be paid to said second part Dickason Goodman Lbr. Co. their heirs or assigns said sum of \$1372.51 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 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, 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 1st 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 1st of the first part have hereunto set their hand and seal the day and year first above written.

A. J. Spahr
Mary Frances Spahr

B. G. Whitestine
Nellie E. Whitestine

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 192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Frank J. Manley

on this 21st day of December, 1922, personally appeared appeared B. G. Whitestine and his wife Nellie E. Whitestine and A. J. Spahr and his wife Mary Frances Spahr the within and foregoing 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 13th, 1924 (Seal)
#1.

Frank J. Manley,

Notary Public.

RECEIVED FOR RECORD

I hereby certify that I received \$1372.51 and issued

Book No. 222473 - Transfer in payment of mortgage

to the within mortgagee.

Dated this 18 day of Jan. 1923

WAYNE L. DICKER, County Treasurer