

BLACK PRINTING CO. TULSA

FROM \_\_\_\_\_

TO \_\_\_\_\_

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 14 day of March 1925 at 4:40 o'clock P. M.

and duly recorded in Book 408 on page 306

Fees \$ \_\_\_\_\_

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

THIS INDENTURE, Made this 10th day of March, A. D. 1925, between \_\_\_\_\_  
Roy T. Groover and Mae Groover, his wife,  
 of Tulsa County, in the State of Oklahoma, part 188 of the first part, and  
Margaret Crowley  
 of Tulsa, Oklahoma part V of the second part:  
 WITNESSETH, That said part 188 of the first part, in consideration of the sum of \_\_\_\_\_  
Six Hundred 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 her heirs  
 and assigns, all the following described real estate situated in Tulsa County and State of  
 Oklahoma, to-wit:

Lots Twenty-five (25) and Twenty-six (26) in Block Five (5)  
 in Rosemont Heights Addition to the city of Tulsa, Oklahoma,  
 according to the recorded official 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 one promissory note \_\_\_\_\_ of even date here-  
 with. One for \$25.00 due April 10th, 1925 and \$25.00 payable the 10th of each succeeding  
month thereafter until said note is paid in full,  
 made to Margaret Crowley,

or order, payable at Tulsa, Okla.  
 with eight per cent interest per annum, payable monthly and signed by  
Roy T. Groover and Mae Groover, his wife.

Said first part 188 hereby covenant that they are the \_\_\_\_\_ owner S in fee simple  
 of said premises and that they are free and clear of all incumbrances \_\_\_\_\_

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 188 agree \_\_\_\_\_ to insure the buildings on said  
 premises in the sum of \$500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 188  
 agree \_\_\_\_\_ to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 188 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 \$50.00 and 10% of unpaid balance 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 188 shall pay or cause to be paid to said second part her 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 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  
 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 188 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 188 of the first part have hereunto set their \_\_\_\_\_ hand S the day and year first above written.

Mae Groover  
Roy T. Groover

## 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 \_\_\_\_\_ have hereunto set their \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of  
 \_\_\_\_\_, 1925.

STATE OF OKLAHOMA, Tulsa County, ss.  
 Before me, Chas. A. Myers, a Notary Public in and for said County and State  
 on this 10th day of March, 1925, personally appeared Roy T. Groover and Mae Groover, his wife,  
Roy T. Groover and Mae Groover, his wife, to me known to be the identical person S 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 Feb. 14, 1925 (Seal) Chas. A. Myers,  
 Notary Public.