

I hereby certify that I received \$90 FROM
 Receipt No. 8311
 tax on the within mortgage.

Dated this 19 day of March 1923 TO

WAYNE L. DICKEY, County Treasurer

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 17 day of March 1923, at 12:00 o'clock P.M., and duly recorded in Book 408 on page 312

Fees \$

(Seal)

O. G. Weaver,

County Clerk.

By

Brady Brown

Deputy.

THIS INDENTURE, Made this 12th day of March, A. D. 1923, between

B. F. Boyce and L. Mae Boyce, his wife

of Tulsa County, in the State of Oklahoma, part 199 of the first part, and Matt Friend of Tulsa, part V of the second part:

WITNESSETH, That said part 199 of the first part, in consideration of the sum of Fifteen-hundred and no/100 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 One (1), in Block Ten (10) East Lynn Addition to the city of Tulsa, Tulsa County, Oklahoma.

#1 State of Oklahoma, Oklahoma County, ss.

Before me, J. Will Laws a Notary Public in and for said County and State, on this 16th day of March 1923, personally appeared B. F. Boyce and L. Mae Boyce, to me known to be the identical persons who executed the within and foregoing 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 Nov. 2nd, 1924. (Seal) J. Will Laws, Notary Public.

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 Forty Three promissory note of even date herewith. One for \$35.00 due April 12, 1923 and one due on the 12th day of each and every month thereafter until the full amount of 1500.00 is paid in full.

made to Matt Friend

or order, payable at Tulsa, monthly with 10% per cent interest per annum, payable semi-annually and signed by B. F. Boyce and L. Mae Boyce his wife.

Said first part 199 hereby covenant that they are the owner in fee simple of said premises and that they are free and clear of all incumbrances except a certain first mortgage for \$3750.00

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 199 agree to insure the buildings on said premises in the sum of \$2000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 199 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 199 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 fee provided in notes 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 V his heirs or assigns said sum of 1500.00 of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note, S 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 S 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 S 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 199 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 199 of the first part ha. V. hereunto set their hand S the day and year first above written.

B. F. Boyce

L. Mae Boyce

KNOW ALL MEN BY THESE PRESENTS:

ASSIGNMENT

That Matt Friend of Tulsa County, Oklahoma, the within named mortgagee in consideration of the sum of One and no/100 DOLLARS, to me in hand paid, the receipt whereof is hereby acknowledged, do es hereby sell, assign, transfer, set out and convey unto Paul C. Meyer his heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note S, 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 S hereunto set his hand this 17th day of March 1923

Matt Friend

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Florence E. Christian, a Notary Public in and for said County and State on this 17th day of March 1923, personally appeared Matt Friend within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Witness my hand and notarial seal on the day and date last above written.

WITNESS my official hand and seal the day and year above set forth.
 My commission expires February 23, 1927. (Seal)

Florence E. Christian

Notary Public.