

BLACK PRINTING CO. TULSA

FROM
TO
Fees \$
O. G. Weaver,
(Seal) Brady Brown, County Clerk
By Deputy.

THIS INDENTURE, Made this 13th day of March, A. D. 1923, between
R. B. Downing and Marie Downing, his wife
of Tulsa County, in the State of Oklahoma, part 188 of the first part, and
J. E. Roth
of Fairfield, Iowa part 17 of the second part;
WITNESSETH, That said part 188 of the first part, in consideration of the sum of
Eighteen hundred and no/100 Dollars,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 17 of the second part his heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma, to-wit:

The North Thirty-five (35) feet of the North Seventy (70)
feet of Lot Twenty (20) in Block Eighteen (18) of College
Addition to the city of Tulsa, Tulsa County, Oklahoma,
according to the recorded plat thereof.

8435
Dated this 24th day of March 1923.
WAYNE L. DICKEY, County Treasurer
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 promissory note of even date here-
with. One for \$ 1800.00 due March 15th, 1926

made to J. E. Roth

or order, payable at The Iowa State Savings Bank, Fairfield, Iowa
with eight per cent interest per annum, payable semi-annually and signed by
R. B. Downing and Marie Downing

Said first part 188 hereby covenant that they are the owner 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 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 \$ 2000.00 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 One hundred ninety and no/100 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 and
premises and said rents thereon shall be paid to said second part 17 his

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, and
all right in witness whereof, said part 188 of the first part have hereunto set their hand the day and year first above written.

R. B. Downing
Marie Downing

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 ha hereunto set hand this day of
192

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, the undersigned
on this 13th day of March, 1923, personally appeared
R. B. Downing and Marie Downing, his wife, to me known to be the identical person who executed the above
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 official hand and seal the day and year above set forth.
My commission expires March 4, 1924. (Seal) Harold J. Sullivan, Notary Public.