

BLACK PRINTING CO. TULSA

FROM	STATE OF OKLAHOMA, Tulsa County, ss. This instrument was filed for record on the <u>5th</u> day of <u>April</u> , 192 <u>3</u> , at <u>1:00</u> o'clock <u>P.</u> M., and duly recorded in Book <u>408</u> on page <u>354</u> Fees \$..... By <u>(Seal) O. G. Weaver,</u> County Clerk. <u>Brady Brown,</u> Deputy.
TO	

THIS INDENTURE, Made this 5th day of March, A. D. 1923, between  
Callie Snow, a widow woman,  
of Tulsa County, in the State of Oklahoma, part V of the first part, and  
Henry Dreyfus  
of Tulsa, Okla. part V of the second part;  
WITNESSETH, That said part V of the first part, in consideration of the sum of  
Two Thousand Twenty Two and 50/100 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 Fifteen (15) Block One (1) Lynch and Forsythe Addition  
to the city of Tulsa, Okla. according to the Recorded Plat  
thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2.00 and issued  
Receipt No. 8715 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 6 day of April, 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 \$ 2022.50 payable monthly at the rate of \$30.00 per month until paid in full.

made to Henry Dreyfusor order, payable at Tulsawith Eight per cent interest per annum, payable semi-annually and signed by Callie Snow

Said first part V hereby covenant that she is owner in fee simple  
of said premises and that they are free and clear of all incumbrances except mortgage of \$2300.00 to Tulsa Building and  
Loan Assn.

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 to insure the buildings on said  
premises in the sum of \$ Two Hundred and No/100 Dollars  
for the benefit of the mortgages and maintain such insurance during the existence of this mortgage. Said first part V  
agree to to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part V further expressly agree to 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 Two Hundred 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.

Now if said first part V shall pay or cause to be paid to said second part V his 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 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 V waive to 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 V of the first part ha set hereunto set her hand the day and year first above written.

Callie Snow

## ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

That Callie Snow of Tulsa County, Oklahoma, the within  
named mortgagee in consideration of the sum of 2022.50 DOLLARS.  
to Henry Dreyfus in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set out and convey unto  
Henry Dreyfus 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 6 day of  
April, 1923.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State  
on this 22nd day of March, 1923, personally appeared Callie Snow within and foregoing  
Callie Snow 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 January 28th, 1925.

(Seal)

A. B. Crews, Notary Public

Notary Public.