

BLACK PRINTING CO., TULSA

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 3rd day of Nov. 1922, at 2:30 o'clock P. M., and duly recorded in Book 408 on page 39.

Fees \$ _____

(Seal) O. D. Lawson, County Clerk.

By F. Delman, Deputy.

THIS INDENTURE, Made this 3rd day of November A. D. 1922, between Louis B. Klar and Irma Klar, his wife, of Tulsa County, in the State of Oklahoma, part 1st of the first part, and Clara Lange Wells of Tulsa part 1st of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of Two Thousand and no/100 (\$2000.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st of the second part her heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

The South Fifty feet of the North One Hundred feet of Lot Fourteen (14) in Block 5, in Terrace Drive Addition to the City of Tulsa, Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 40 and issued 40 therefor in payment of 40 of the within mortgage.

Dated this 2 day of Nov - 1922

WAYNE L. DICKLEY, County Treasurer

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 Twenty (20) promissory note S of even date herewith. One each for 100.00 due monthly commencing one month from the date 7-192 hereof.

made to Clara Lange Wells

or order, payable at Tulsa, Oklahoma from date Louis B. Klar and Irma Klar with eight per cent interest per annum, payable semi-annually and signed by Louis B. Klar and Irma Klar

Said first part 1st hereby covenant that they are owner S in fee simple of said premises and that they are free and clear of all incumbrances except a first mortgage to The Mortgage-Bond Company of New York 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 1st agree to insure the buildings on said premises in the sum of \$ 1000 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 the sum provided by said 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 1st shall pay or cause to be paid to said second part 1st heirs or assigns said sum S of money in the above described note S 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 may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of eight 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 may 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 plection 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 ha VE hereunto set their hand S the day and year first above written.

Louis B. Klar

Irma Klar

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 _____ 1922.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Anne Ryan a Notary Public in and for said County and State on this 3rd day of November 1922, personally appeared Louis B. Klar and Irma Klar, 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 th air 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 Dec. 2- 1922. (Seal)

Anne Ryan

Notary Public.