

COMPARED

NO. 229429 C.M.J.

MORTGAGE RECORD NO. 408

415

TREASURER'S ENFORCEMENT
FROM
I hereby certify that I received \$ 200 and issued
Receipt No. 2272 therefor in payment of mortgage
tax in full within mortgage.
Dated this 3 day of May, 1923.
WAYNE L. DICKEY, County Treasurer
W.L.D.
Deputy.

STATE OF OKLAHOMA, Tulsa County, ss.
This instrument was filed for record on the 3 day of
May, 1923 at 4:10 o'clock P. M.,
and duly recorded in Book 408 on page 415
Fees \$
O. G. Weaver,
(Seal) County Clerk.
By Brady Brown, Deputy.

THIS INDENTURE, Made this 20th day of April, A. D. 1923, between
C. R. Allen and Bonnie O. Allen, his wife,
of Tulsa County, in the State of Oklahoma, part 108 of the first part, and
Clarence G. Smith
of Tulsa County, in the State of Oklahoma, part V of the second part:
WITNESSETH, That said part 108 of the first part, in consideration of the sum of
Two Thousand 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 7, in Block 2, in Kraatz-Gerlach Addition to the city of
Tulsa, according to the recorded 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 \$2500.00 due dated July 1, 1931 one day after date, 1923.

made to Clarence G. Smith

or order, payable at —
with seven per cent interest per annum, payable semi-annually and signed by C. R. Allen and Bonnie O. Allen

Said first part 108 hereby covenant that they are the owner S in fee simple
of said premises and that they are free and clear of all incumbrances except mortgage of \$2500.00 to Gum Brothers
Company.

That they have good right and authority to convey and encumber the same, and
they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 108 agree to insure the buildings on said
premises in the sum of \$— for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 108
agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 108 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 ten per cent of amount due 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 108 shall pay or cause to be paid to said second part 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 — 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 108 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 108 of the first part ha their hand S the day and year first above written.

C. R. Allen
Bonnie O. Allen

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, a Notary Public in and for said County and State
on this 30th day of April, 1923, personally appeared C. R. Allen and Bonnie O. Allen, his wife,
— to me known to be the identical person S who executed the above
instrument and acknowledged to me that th executed the same as th 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 Jan. 12, 1926, 192— (Seal)

O. G. McGilvray,

Notary Public.