

229443 C.M.J. MORTGAGE RECORD NO. 408

BLACK PRINTING CO. TULSA

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.
This instrument was filed for record on the 3 day of May 1923 at 4:30 o'clock P. M., and duly recorded in Book 408 on page 417

Fees \$ _____

O. G. Weaver,
(Seal) County Clerk.
By Brady Brown, Deputy.

THIS INDENTURE, Made this 1st day of May A. D. 1923, between E. N. Holmes and Grace Naylor Holmes, husband and wife, and J. H. Simmons, single man of Tulsa County, in the State of Oklahoma, part 109 of the first part, and J. O. Campbell and J. W. Bozarth, Tulsa part 109 of the second part; WITNESSETH, That said part 109 of the first part, in consideration of the sum of Thirty Six Hundred (\$3600.00) and No/100ths Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 109 of the second part their heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

All of Lot Two (2) in Block Three (3) and Lot Five (5) in Block Six (6), in Woody Crest Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof

TREASURER'S ENDORSEMENT
I hereby certify that I received \$ 72.00 and issued Receipt No. 92291 therefor in payment of mortgage tax on the within mortgage.
Dated this 3 day of May 1923
WAYNE L. DICKEY, County Treasurer
A. J. Deputy

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 two promissory note \$ of even date herewith. One for \$ 2000.00 due November 1st, 1923 and one for \$ 1600.00 due May 1st, 1924 192 made to J. O. Campbell and J. W. Bozarth or order or order, payable at Exchange Nat. Bank Tulsa Okla, with 8 per cent interest per annum, payable semi-annually and signed by E. N. Holmes and --- Holmes and J. H. Simmons and --- Simmons

Said first part 109 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 109 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 109 agree \$ to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 109 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 Three Hundred Sixty Dollars 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 109 shall pay or cause to be paid to said second part their 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 8 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 109 waive notice of election to declare the whole debt due as above and also the benefit to stay, valuation or appraisalment laws.

IN WITNESS WHEREOF, said part 109 of the first part ha. \$ hereunto set their hand \$ the day and year first above written.

E. N. Holmes
Grace Naylor Holmes
J. H. Simmons

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 1923

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, a Notary Public in and for said County and State on this 1st day of May 1923, personally appeared E. N. Holmes and Grace Naylor Holmes husband and wife, and J. H. Simmons, a single man to me known to be the identical person \$ who executed the above 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 July 3, 1923. (Seal)

J. Joe Perry,
Notary Public.