

COMPARED

NO. 230488

MORTGAGE RECORD NO. 408

441

BACKPRINTING CO. TULSA

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 14 day of May 1923, at 4:10 o'clock P.M., and duly recorded in Book 408 on page 441

Fees \$ _____

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

THIS INDENTURE, Made this 11 day of May, A.D. 1923, between

Dale E. Mosteller, a single man
of Tulsa County, in the State of Oklahoma, part 1st of the first part, and

J. A. Porter and C. H. Sweet
of Tulsa County, in the State of Oklahoma, part 2nd of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of Six Hundred Thirty and 00/100 Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 2nd of the second part their heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

Lot Twenty (20) Block Two (2), Sunrise Terrace Addition to the city of Tulsa, according to the recorded plat thereof.

This mortgage subject to a first mortgage of \$400.00 held by the United Savings and Loan Association of Tulsa, Okla.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 246.00 and issued Receipt No. 7479 therefor in payment of mortgage tax on the within mortgage.

Dated this 14 day of May, 1923

WAYNE L. DICKEY, 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 One promissory note of even date herewith. One for \$ 630.00 due \$20.00 June 1, 1923 and like payment on or before the 1st of each month thereafter until the entire amount is paid.

made to J. A. Porter and C. H. Sweet

or order, payable at above specified

with 8 per cent interest per annum, payable semi-annually and signed by Dale E. Mosteller a single man

Said first part Y hereby covenant that he is owner in fee simple of said premises and that they are free and clear of all incumbrances he has

That he has good right and authority to convey and encumber the same, and he will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part Y agree to insure the buildings on said premises in the sum of \$ 1000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part Y agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part Y 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 10 per cent of the unpaid balance 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 Y 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 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 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 Y 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 Y of the first part has his hand his the day and year first above written.

Dale E. Mosteller

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 has hereunto set his hand his this _____ day of _____, 1923.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, B. H. Johnston, a Notary Public in and for said County and State on this 11th day of May, 1923, personally appeared Dale E. Mosteller, a single man, to me known to be the identical person within and foregoing 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 June 24, 1925 (Seal) B. H. Johnston, Notary Public.