

COMPARED

NO. 231600 G.M.J.

MORTGAGE RECORD NO. 408

463

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 25 day of

May 1923, at 3:45 o'clock P.M.,

and duly recorded in Book 408 on page 463

TO

Fees \$

(Seal) O. G. Weaver,

County Clerk.

By Brady Brown,

Deputy.

THIS INDENTURE, Made this 24th day of May, A.D. 1923, between

Emilie Johanna Butcher and O. G. Butcher, her husband,

of Tulsa County, in the State of Oklahoma, part 1st of the first part, and

Leonard & Braniff, a corporation,

of Oklahoma, part 1st of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of

Four Hundred Twenty-five and No/100

Dollars,

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st

and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

Lots Nineteen (19) and Twenty (20), Block Sixteen (16) of Park Hill Addition to the city of Tulsa, Tulsa County, Oklahoma, according to the amended plat thereof.

I hereby certify that I received \$102 and issued Receipt No. 9708 therefor in payment of mortgage tax on the within mortgage.

Dated this 25 day of May, 1923

WAYNE L. DECKEY, County Treasurer

R. James

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 SEVEN

with. One for \$58.33 due July 5th, 1923 One for \$62.50 due Sept. 5, 1923

58.33 due Aug. 5th, 1923 One for \$62.50 due Dec. 5, 1923

made to 58.34 due Sep. 5th, 1923 \$62.50 due Mar. 5, 1924

made to Leonard & Braniff

\$62.50 due June 5, 1924

or order, payable at their office

with SEVEN per cent interest per annum, payable semi-annually and signed by

Emilie Johanna Butcher and O. G. Butcher, her husband

Said first part 1st hereby covenant that they are the owner in fee simple

of said premises and that they are free and clear of all incumbrances except mortgage dated May 19, 1923 to the Mortgage-Bond Company of N. Y. for \$3,500.00

That they have

good right and authority to convey and encumber the same, and

that they 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 \$1,000.00 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 Fifty 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 1st shall pay or cause to be paid to said second part 1st 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 ten 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 1st 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 1st of the first part have hereunto set their hand and seal the day and year first above written.

Emilie Johanna Butcher

O. G. Butcher

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 have hereunto set hand this day of

1923

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned

a Notary Public in and for said County and State

on this 24th day of May, 1923, personally appeared

Emilie Johanna Butcher and O. G. Butcher, her husband, within and foregoing

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 10-6-26, 1923 (Seal)

B. French,

Notary Public.