

BLACK PRINTING CO., TULSA

FROM

TO

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 1 day of June, 1923, at 1:40 o'clock P. M., and duly recorded in Book 408 on page 478

Fees \$.

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk.

By,

Deputy.

THIS INDENTURE, Made this 15th day of May, A. D. 1923, betweenJ. M. Reed and Pearl M. Reed, husband and wife,of Tulsa County, in the State of Oklahoma, said part ies of the first part, andL. W. Grantof Tulsa County, Tulsa Oklahoma part V of the second part:WITNESSETH, That said part ies of the first part, in consideration of the sum ofFifteen Hundred and No/100

Dollars,

the receipt of which is hereby acknowledged, do ss by these presents grant, bargain, sell and convey unto said part V of the second part and his heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

Lots 7 and 8, Block 1, Valley View Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

TREASURER'S ENFORCEMENT

I hereby certify that I received \$ 20 and issued Receipt No. 9840 therefor in payment of mortgage tax on the within mortgage

Dated this 2 day of June 1923

WAYNE L. LUCKEY, 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 Fifteen promissory note S of even date herewith. For the sum of one \$100 each on principal. The first note matures on July 1, 1923 and one note on the 1st day of each and every month thereafter until all of said notes are paid.

made to L. W. Grant

or order, payable at Home Building and Loan Asso.

with ten per cent interest per annum, payable monthly and signed by

J. M. Reed and Pearl M. Reed

Said first part ies 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 a first mortgage for the sum of \$

That they have good right and authority to convey and encumber the same, and the V will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part ies 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 ies agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part ies 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 the sum of \$50. and 10% of the amount recovered 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.

\$1500.00 if said first part ies shall pay or cause to be paid to said second part his heirs or assigns said sum V 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 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 ies 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 ies of the first part have their hand S the day and year first above written.

J. M. Reed

Pearl M. Reed

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

on this 31st day of May, 1923, personally appeared with and foregoing

J. M. Reed and Pearl M. Reed, 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 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 March 15, 1927. (Seal)

Frances E. Cohenour

Notary Public.