

herby certify that I received \$800.00 and is used
Receipt No. 10147 therefor in payment of mortgage
tax on the within mortgage.
Dated this 19th day of June, 1923
WAYNE L. DICKEY, County Treasurer

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 19 day of
June, 1923 at 3:00 o'clock P.M.,
and duly recorded in Book 408 on page 525

Fees \$
By O. G. Weaver, County Clerk.
Brady Brown, Deputy.

THIS INDENTURE, Made this 19th day of June, A. D. 1923, between
J. L. Rivkin and Tanya Rivkin, his wife,
of Tulsa County, in the State of Oklahoma, part 1st of the first part, and
W. B. North part of the second part;
WITNESSETH, That said part 1st of the first part, in consideration of the sum of
Forty-eight Hundred and 00/100 Dollars,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part Y of the second part his heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma, to-wit:

Beginning at a point on the Section line 417.7 feet North of
the Southwest corner of the Southwest quarter of Section Twenty-
nine (29); Township Nineteen North (19-N); Range Thirteen East
(13-E); thence east 792 feet, thence North 240.8 feet, thence
West 792 feet; thence South on section line 240.88 feet to
point of beginning, tract containing 4.37 acres according to the
U.S. survey 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 six promissory note, S of even date here-
with. One for \$800.00 due six months from date of deed and one every six months, 192
thereafter until balance is paid.
made to W. B. North

or order, payable at maturity
with 8 per cent interest per annum, payable semi-annually and signed by
J. L. Rivkin and Tanya Rivkin

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

That they have good right and authority to convey and encumber the same, and
 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 10 per cent of the unpaid balance 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 ies shall pay or cause to be paid to said second part his heirs or assigns said
sum S 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 S 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 S 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 ha ve hereunto set their hand S the day and year first above written.

J. L. Rivkin
Tanya Rivkin

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, Ben Kochman, a Notary Public in and for said County and State
on this 19th day of June, 1923, personally appeared J. L. Rivkin and Tanya Rivkin, his wife, within and foregoing

instrument and acknowledged to me that executed the same as 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 May 23, 1927.

Ben Kochman,

Notary Public.