

BLACK PRINTING CO. TULSA

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 28 day of June 1923 at 2:00 o'clock P.M., and duly recorded in Book 408 on page 545

Fees \$ _____

O. G. Weaver, County Clerk.

(Seal) Brady Brown, Deputy.

THIS INDENTURE, Made this 15th day of June A. D. 1923, between J. S. Wilson of Tulsa County, in the State of Oklahoma, part Y of the first part, and H. J. McCans of Huntington Park, Cal. part Y of the second part:

WITNESSETH, That said part Y of the first part, in consideration of the sum of Twenty-seven Hundred Ninty & 21/100 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:

West 185 feet of Lot One (1), Block Two (2) Home Gardnes Second Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

The above described premises are not now nor never have been the homestead of the grantor.

I hereby certify that I received \$280 and issued Receipt No. 12348 therefor in payment of mortgage tax on the within mortgage.

Dated this 29th day of June 1923

WAYNE L. MCNALLY, County Treasurer

P. & B.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, 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 \$2790.21 due in 75 monthly payments of \$37.50 each month, beginning 1923 on the 1st day of July, 1923, said monthly payments being principal and interest made to H. J. McCans

or order, payable at 1st. Natl. Bank

with 8% per cent interest per annum payable semi-annually and signed by J. S. Wilson

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

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 agreed to insure the buildings on said premises in the sum of \$2000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part Y agreed 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 mortgagor will pay to the said mortgagee Two Hundred 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 Y, 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 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, and to the appointment of a receiver to receive the rents and profits of the same, and also the benefit to stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part Y of the first part has hereunto set his hand the day and year first above written.

J. S. Wilson

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, J. T. Chambliss, a Notary Public in and for said County and State on this 15th day of June 1923, personally appeared J. S. Wilson within and foregoing to me known to be the identical person 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 July 24 1926 (Seal) J. T. Chambliss, Notary Public.