

COMPARED

TREASURER'S ENDORSEMENT

I hereby certify that I received \$216 and issued Receipt No. 10399 in payment of mortgage  
made by 2 TO 7 1923  
W. W. Bluckey 283

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 30 day of June 1923 at 9:45 o'clock A.M., and duly recorded in Book 408 on page 547

Fees \$

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk.

By

Deputy,

THIS INDENTURE, Made this 29th day of June A. D. 1923, between Margaret R. Johnson, a widow, of Tulsa County, in the State of Oklahoma, part Y of the first part, and M. J. Allen of Tulsa, Okla. part Y of the second part: WITNESSETH, That said part Y of the first part, in consideration of the sum of Fifty-four Hundred (\$5400.00) Dollars, the receipt of which is hereby acknowledged, do hereby 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:

Allen's Sub-division of the East Half of Southwest Quarter of Section Twenty-seven (27), Township Nineteen (19) North, Range Thirteen (13) East, in Tulsa County, Oklahoma, according to the recorded plat thereof.

This mortgage being subject to a first mortgage held by M. E. and C. W. Bailey for \$12,000.00, and a second mortgage to Joseph M. Wren for \$1300.00, together with all accrued interest to date from date of each. Second party agrees to release any part of said tract from said mortgage upon payment to him at rate of Seventy five dollars per acre.

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 \$5400.00 due June 29th, 1925

made to M. J. Allen

or order, payable at Tulsa, Okla.

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

Margaret R. Johnson

Said first part Y hereby covenants that she is owner in fee simple of said premises and that they are free and clear of all incumbrances except as above specified

That she has good right and authority to convey and encumber the same, and

she will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part Y agrees 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 Y agrees to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part Y further expressly agrees 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 ten percent of 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 eight 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 Y waives 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 hereunto set her hand the day and year first above written.

Margaret R. Johnson

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 her hand this day of 192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, C. R. Thurlwell, a Notary Public in and for said County and State on this 29th day of June, 1923 personally appeared Margaret R. Johnson, a widow within and foregoing to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her 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 18, 1923. (Seal)

C. R. Thurlwell,

Notary Public.