

BLACK PRINTING CO. TULSA, OKLA. 1-1-1918

I hereby certify that I received \$42 and issued  
Receipt No. 12514 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 12 day of July, 1923  
W. W. Stucky, County Treasurer  
R. B. Deputy

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 12 day of  
July, 1923, at 10:00 o'clock A. M.,  
and duly recorded in Book 408 on page 584  
Fees \$        

(SEAL) O. G. Weaver,

County Clerk.

By Brady Brown, Deputy.

THIS INDENTURE, Made this 28th day of June, A. D. 1923, between  
Lonnie Rhine, a single man  
of Tulsa County, in the State of Oklahoma, part Y of the first part, and  
J. A. Porter and C. H. Sweet  
of Tulsa County, in the State of Oklahoma, part SS of the second part:  
WITNESSETH, That said part Y of the first part, in consideration of the sum of Seven hundred forty five and 00/100  
Dollars,  
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said parties of the second part their heirs  
and assigns, all the following described real estate situated in Tulsa County and State of  
Oklahoma, to-wit:

Lot four (4) Block two (2) Sunrise Terrace Addition to the  
City of Tulsa, according to the recorded plat thereof.

This mortgage subject to a first mortgage in the sum of \$750.00 drawn in favor of  
the Home Building and Loan Association of Tulsa, Okla.

This mortgage being given for the balance of the purchase price of the above  
described lot.

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 one promissory note of even date here-  
with. One for \$payable \$20.00 per month, 192        

made to J. A. Porter and C. H. Sweetor order, payable at monthlywith 8 per cent interest per annum, payable semi-annually and signed byLonnie Rhine

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          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          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           
agree          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 10 per cent of the 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 their heirs or assigns said  
sums          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 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          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 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 Y of the first part has          hereunto set his hand          the day and year first above written.

Lonnie Rhine

## 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          hand          this          day of  
        , 192        .

STATE OF OKLAHOMA, Tulsa County, ss.

Before me B. H. Johnston, a Notary Public in and for said County and State  
on this 28th day of July, 1923, personally appeared Lonnie Rhine, a single man  
         to me known to be the identical person          who executed the above  
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 June 24, 1925

(SEAL) B. H. Johnston

Notary Public.