

BLACK PRINTING CO. - TULSA

FROM _____
TO _____
STATE OF OKLAHOMA, Tulsa County, ss.
This instrument was filed for record on the 23rd day of July, 1923, at 11:30 o'clock A. M., and duly recorded in Book 408 on page 607.
Fees \$ _____
(SEAL) O. G. Weaver, County Clerk.
By Brady Brown, Deputy.

THIS INDENTURE, Made this tenth day of May, A. D. 1923, between Louis E. Ragg and Ellen Ragg, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, and Mary Knecht and Frances Hayne of Tulsa, Oklahoma parties of the second part: WITNESSETH; That said parties of the first part, in consideration of the sum of Seven Hundred Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said parties of the second part, heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma, to-wit:

All of lots 14, 15, and 16 in Block 2 of Tulsa Square addition to the city of Tulsa, Tulsa County, State of Oklahoma,

TREASURER'S ENLORSEMENT

I hereby certify that I received \$ 2.28 and issued Receipt No. 10757 therefor in payment of mortgage tax on the within mortgage.
Dated this 23rd day of July, 1923
W. W. Slack, County Treasurer
P. S. B. 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 twenty eight promissory notes of even date herewith. One for \$ 25.00 due July 10, 1924, 1923.

made to Mary Knecht and Frances Hayne

or order, payable at 25 dollars
with 10 per cent interest per annum, payable semi-annually and signed by _____

Said first parties hereby covenant, that Louis E. Ragg 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 parties 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 parties agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties 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 Mary Knecht and Frances Hayne \$100 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 parties shall pay or cause to be paid to said second parties 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 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 parties 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 parties of the first part have hereunto set _____ hand _____ the day and year first above written.

Louis E. Ragg
Ellen Ragg

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 _____, 1923.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Cal Arnold, a Notary Public in and for said County and State on this 11th day of May, 1923, personally appeared Louis E. Ragg & Ellen Ragg, his wife, to me known to be the identical person 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 April 19, 1924.

(SEAL) Cal Arnold

Notary Public,