

FROM _____

TO _____

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 1 day of August 1923 at 10:00 o'clock A. M., and duly recorded in Book 408 on page 623

Fees \$ _____

O. G. Weaver,
(Seal) County Clerk.
By Brady Brown, Deputy.

THIS INDENTURE, Made this 15th day of May, A. D. 1923, between Lena Zilvan and Harry Zilvan, her husband of Tulsa, Tulsa County, in the State of Oklahoma, part 1st of the first part, and of Standard Roofing & Material Co. of Tulsa, Oklahoma part 1st of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of (\$319.00) Three hundred and nineteen and 00/100 Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st 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 Nine (9) in Block One (1) of the Central Park Place Addition to the city of Tulsa, Tulsa County, Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 319.00 and issued Receipt No. 10723 therefor in payment of mortgage tax on the within mortgage.

Dated this 2 day of 8 1923
W. W. Stucky, County Treasurer
R. 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 the parties of the first part with. One for \$ 319.00 due July 13th, 1923, 1923

made to Standard Roofing & Material Co.

or order, payable at 1st National Bank

with Eight per cent interest per annum, payable semi-annually and signed by Lena Zilvan and Harry Zilvan

Said first part 1st hereby covenant that they are the owner 1st in fee simple of said premises and that they are free and clear of all incumbrances except one mortgage for 18,000.00 and one for 1800.00

That they have good right and authority to convey and encumber the same, and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1st to insure the buildings on said premises in the sum of \$ 18000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1st agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1st 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 the sum of twenty five 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 1st shall pay or cause to be paid to said second part 1st their heirs or assigns said sum 319.00 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 ten 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 1st 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 1st of the first part ha Y.S. hereunto set their hand this day and year first above written.

Lena Zilvan

Harry Zilvan

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 _____ 1923

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, R. R. Hessemer, a Notary Public in and for said County and State on this 7th day of July, 1923, personally appeared Harry Zilvan and Lena Zilvan, his wife, to me known to be the identical person 1st who executed the 1st instrument and acknowledged to me that h executed the same as h 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 11, 1927 (Seal)

R. R. Hessemer

Notary Public.