

BLACK PRINTING CO. TULSA

FROM \_\_\_\_\_

TO \_\_\_\_\_

STATE OF OKLAHOMA, Tulsa County, ss.  
This instrument was filed for record on the 2 day of August 1923, at 11:20 o'clock A. M., and duly recorded in Book 408 on page 626  
Fees \$ \_\_\_\_\_  
O. G. Weaver,  
(Seal) \_\_\_\_\_ County Clerk.  
By, Brady Brown, Deputy.

THIS INDENTURE, Made this 16th day of July A. D. 1923, between  
F. B. Baker & wife Ida B. Baker  
of Tulsa, Ok. County, in the State of Oklahoma, part 1st of the first part, and  
of Jno. L. Ward  
Tulsa, Ok. part 2d of the second part:  
WITNESSETH, That said part 1st of the first part, in consideration of the sum of  
One Hundred Dollars,  
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 2d of the second part his heirs  
and assigns, all the following described real estate situated in Tulsa County and State of  
Oklahoma, to-wit:

Lot 6, Block 2, Clintons First Refinery Addition to the city  
of Tulsa (Clintons First Refinery Addition)  
Being the house lot and premises at 801 W. 22 at Cor. Nor  
of 22 and Maybelle Streets in the said City of Tulsa.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 100.00 and issued  
Receipt No. 109446 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 3 day of Aug 1923  
W. W. Stuckey, 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 one promissory note of even date herewith. One for \$ 100.00 due Jan'y. 16, 1924 1923

made to Jno. L. Ward

or order, payable at Tulsa

with 10 per cent interest per annum, payable semi-annually and signed by

F. B. Baker and Ida V. Baker

Said first part 1st hereby covenant that the are the owner S in fee simple  
of said premises and that they are free and clear of all incumbrances about \$210.00

That they have good right and authority to convey and encumber the same, and  
the 2d will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1st agree to insure the buildings on said  
premises in the sum of \$ 1000.00 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 Ten dollar and 10% of principal and interest 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 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 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 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 hereunto set their hand S the day and year first above written.

F. B. Baker

Ida B. Baker

## 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 \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of  
\_\_\_\_\_ 1923

STATE OF OKLAHOMA, Tulsa County, ss.  
Before me, Ed T. Egan, a Notary Public in and for said County and State  
on this 16 day of July, 1923, personally appeared \_\_\_\_\_  
F. B. Baker and Ida B. Baker to me known to be the identical person S 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 March 13, 1923. (Seal) Ed T. Egan,  
Notary Public.