

No 214337 C.M.F.

MORTGAGE RECORD NO. 408

TREASURER'S DISCOUNT

I hereby certify that I received \$ 2.90 and issued Receipt No. 2232 therefor in payment of mortgage tax on the within mortgage.

Dated this 21 day of Nov. 1922 TO 1922  
WAYNE L. DICKEY, County Treasurer  
A. J. Deputy

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 21 day of Nov. 1922 at 3:30 o'clock P. M. and duly recorded in Book 408 on page 75.

Fees \$  
O. D. Lawson, County Clerk.  
F. Delman, Deputy.

THIS INDENTURE, Made this Sixth day of November A.D. 1922, between Alfred J. Wells and Florence E. Wells, husband and wife of Tulsa, Tulsa County, in the State of Oklahoma, part 1es of the first part, and A. G. Sutton of Tulsa, Oklahoma part Y of the second part:

WITNESSETH, That said part 1es of the first part, in consideration of the sum of Twenty-nine Hundred Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part Y of the second part his Tulsa County and State of Oklahoma, to-wit:

All of Lots Nine (9) and Ten (10) in Block Two (2), in the Orchard Addition to the city of Tulsa, according to the recorded plat thereof.

This mortgage is given subject to a prior mortgage of even date for the sum of Twenty-five Hundred Dollars (\$2500) to Wm. Ash Waid.

Privilege to pay the notes, which this mortgage secures, before due in which case that portion of each note figured as interest shall be rebated for the unexpired time.

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 88 promissory note S of even date herewith. One for \$23.00 each principal and one for \$29.00 principal due monthly on the 192 6th day of each month, the first note falling due December 6th, 1922 and the last note made to A. G. Sutton

or order, payable at the Farmers Savings Bank of West Plains, Missouri with percent interest per annum, payable semi-annually and signed by Alfred J. Wells and Florence E. Wells. It is understood that the interest at the rate of eight per cent per annum is added into each note. Said first part 1es hereby covenant that they are the owner S in fee simple of said premises and that they are free and clear of all incumbrances except as stated above (mortgage for \$2500.00 to Wm. Ash Waid) That they have good right and authority to convey and encumber the same, and the Y will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1es agree to insure the buildings on said premises in the sum of \$ 1500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1es agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1es 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 mortgagee will pay to the said mortgagee Twenty-five (25) 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 1es shall pay or cause to be paid to said second part Y his heirs or assigns said sum of \$2200.00 of money in the above described note S mentioned, together with the interest thereon according to the terms and tenor of said note S 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 (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 S 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 1es waive notice of election to declare the whole debt due as above and also the benefit to stay, valuation or appraisalment laws. IN WITNESS WHEREOF, said part 1es of the first part ha. Y S. hereunto set their hand S the day and year first above written.

Alfred J. Wells  
Florence E. Wells

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 1922.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of November, 1922, personally appeared Alfred J. Wells and Florence E. Wells, his wife, 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 26th, 1925. (Seal) E. A. Lilly, Notary Public.