

# REAL ESTATE MORTGAGE RECORD No. 424 133

BLACK PRINTING CO. TULSA

THIS INDENTURE, Made this 15th day of March, A. D., 1923, between G. M. J. Mattie V. Carder and M. A. Carder, her husband of Pawnee County, in the State of Oklahoma, of the first part, and Jesse Edwards of the second part.

WITNESSETH, That the said part 1st of the first part in consideration of the sum of Seven Hundred and Seventy Five Dollars DOLLARS the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st of the second part his heirs and assigns, all of the following described REAL ESTATE, situate in the County of Tulsa State of Oklahoma, to-wit:

All of the East Forty Feet of Lots Seven, Eight and Nine in Block Twenty Two, of Irving Place Addition to the city of Tulsa Oklahoma, according to the recorded plat thereof.

(This Mortgage is made subject to a prior mortgage of \$2500.00)

Receipt for the payment of mortgage tax was filed on March 15th, 1923.  
Dated this 15th day of March, 1923.  
WAYNE E. MCCLURE, County Treasurer  
Deputy

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon the express condition, that whereas the said Mattie V. Carder and her husband M. A. Carder grantor 1st have executed and delivered One certain promissory note, dated March 15th, 1923 to said part 1st of the second part for \$ 775.00 Seven Hundred Seventy Five and no/100 Dollars due Jan'y. 1st 1924, with interest at eight per cent from date until paid.

with interest at the rate of Eight per centum per annum, payable annually.

And the first part 1st agree to keep the buildings insured for \$ 4000.00 a reasonable sum in case that the papers for foreclosure are filed, the first part 1st agree to pay an attorney fee of \$ 75.00.  
Now, if said part 1st of the first part shall pay or cause to be paid to said part 1st of the second part his heirs or assigns, said sum of money in the above described note, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon, is not paid when the same is due, or if the taxes or assessments levied against said premises or any part thereof, or the taxes assessed against the said second party or any assignee of said note or the debt secured thereby, or, if the insurance is not paid, the second party may pay the same, and the amount so paid shall become a part of this indebtedness and the whole of said sum or sums and interest thereon, shall, and by these presents does become due and payable, and shall bear 10 per centum interest per annum, and said part 1st of the second part shall be entitled to the possession of said premises. And the said part 1st of the first part for said consideration do hereby waive or not waive appraisalment, at the option of said second part 1st his heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand the day and year first above written.  
WITNESSES:  
Mattie V. Carder  
M. A. Carder

## ACKNOWLEDGEMENT

STATE OF Okl. COUNTY OF Pawnee ss.  
Before me, the undersigned, a Notary Public, in and for said County and State on this 15th day of March, 1923, personally appeared Mattie V. Carder and M. A. Carder, her husband and to me known to be the identical person 1st who executed the within and foregoing 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.

Given under my hand and seal the day and year last above written.  
My Commission expires Feb. 10th, 1927. (Seal) D. P. McClure, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 21 day of March, 1923, at 10:45 o'clock P. M.  
Book 424, Page 133 (Seal) O. N. Weaver, County Clerk.  
Brady Brown, Deputy.