

BLACK PRINTING CO. TULSA

THIS INDENTURE, Made this 16th day of July A. D. 1923 between J. A. Tipton and Elise W. Tipton, his wife of Tulsa County, in the State of Oklahoma, of the first part, and Chas. I. Abbott, Trustee of the second part.

WITNESSETH; That the said part 1st of the first part in consideration of the sum of Nine hundred DOLLARS the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part Y 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:

Lot numbered seven (7) of bloc ktwo (2) of Oakview estates according to the recorded plat thereof,

THEASURER'S ENDORSEMENT
I hereby certify that I received \$1.12 and issued Receipt No. 10024 therefor in payment of mortgage tax on the within mortgage.
Dated this 19 day of July 1923
W. W. Stucky County Treasurer
P. 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.

PROVIDED, ALWAYS, And these presents are upon the express condition, that whereas the said J. A. Tipton and his wife grantor S. ha. vs. executed and delivered 3 certain promissory notes dated July 16th, 1923 to said part Y of the second part for \$300 each bearing 8 per cent interest and due 6. 12 at 18 months from date.

with interest at the rate of 8 per centum per annum, payable semi-annually.

And the first part agree to keep the buildings insured for \$--- in case that the papers for foreclosure are filed, the first part agree to pay a reasonable attorney fee of \$90.00. Now, if said part 1st of the first part shall pay or cause to be paid to said part Y 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 SS hereby waive all appraisalment, at the option of said second part his heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part ha vs. hereunto set their hands the day and year first above written.
WITNESSES: J. A. Tipton
Elise W. Tipton

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.
Before me, the undersigned, a Notary Public, in and for said County and State on this 16th day of July 19 23 personally appeared J. A. Tipton and Elise W. Tipton, his wife and

to me known to be the identical persons 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 June 15th, 1926 (SEAL) Guy W. Sattla Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 18th day of July 19 23 at 9:00 o'clock AM.
Book 424, Page 297 (SEAL) O. G. Weaver County Clerk
(By Brady Brown Deputy.