

REAL ESTATE MORTGAGE RECORD No. 424

BLACK PRINTING CO. TULSA

COMPARED

218396 Q.M.J. 6th day of January A.D. 1925, between
 THIS INDENTURE, Made this
 R. B. Demaree, and Bessie A. Demaree, his wife
 of Tulsa County, in the State of Oklahoma, of the first part, and
 Ida L. Simpson of the second part.
 WITNESSETH, That the said part 1st of the first part in consideration of the sum of
 Two Thousand Four Hundred Thirty (\$2430.00) DOLLARS
 the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 2nd of the second part her heirs and
 assigns, all of the following described REAL ESTATE, situate in the County of Tulsa State of Oklahoma, to-wit:

Lots Three (3) and Four (4) in Block Twelve (12)
 in Overlook Park Addition to the City of Tulsa
 Oklahoma, according to the recorded plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$2430.00 and issued
 Receipt No. 70122 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 8 day of Jan 1925

WAYNE L. DICKEY, County Treasurer

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

R. B. Demaree and Bessie A. Demaree, his wife
 grantor, ha s executed and delivered one certain promissory note dated Jan. 6th, 1923
 to said part 2nd of the second part for \$2430.00
 due installments of \$30.00 per month, beginning Feb. 2nd, 1923.

with interest at the rate of 8 per centum per annum, payable monthly.

And the first part 2nd of the second part agree to keep the buildings insured for \$1500.00

In case that the papers for foreclosure are filed, the first part 2nd of the second part agree to pay a reasonable attorney fee of \$100.00 and 10%

Now, if said part 2nd of the first part shall pay or cause to be paid to said part 2nd of the second part her 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 2nd of the second part shall be entitled to the possession of said premises. And the said part 2nd of the first part for said consideration do hereby waive or not waive appraisalment, at the option of said second part her heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part ha ve hereunto set their hand the day and year first above written.

WITNESSES:

R. B. Demaree

Bessie A. Demaree

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 6th day of Jan. 1925 personally appeared

R. B. Demaree

Bessie A. Demaree, his wife

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me, that they executed the same as they 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 Jan. 15th, 1925. (Seal)

H. M. Price,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 8 day of Jan. 1925, at 12:00 o'clock M.

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Brady Brown,

Deputy. (Seal)

O. G. Weaver,

County Clerk.