

Black Farmers Co. Tulsa

239046 C.M.J.

THIS INDENTURE, Made this 1st day of August A.D., 1923, between

J. D. Carter and Matilda Carter

of Red Fork, Tulsa County, in the State of Oklahoma, of the first part, and

A. F. Root

of the second part.

WITNESSETH, That the said part of the first part in consideration of the sum of

Two Thousand and No/100

DOLLARS

the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 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:

Starting at the northeast (NE) corner of lot seven (7) thence south fifty (50) ft. thence west one hundred nineteen (119) ft., thence north fifty (50) ft., thence east one hundred nineteen (119) ft. to the point of beginning; this ground known as all of lots seven (7) and eight (8) in block one (1) of Roots resubdivision of Lots eleven (11) to twenty (20) inclusive in block one (1) in Galbreath Russell Colcord Addition to the town of Red Fork Okla. according to the recorded plat thereof.

#1.

ACKNOWLEDGMENT WHERE GRANTOR SIGNS BY MARK

County of Tulsa, State of Oklahoma, ss.

On this 1st day of August A.D. 1923, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared J. D. Carter to me known to be the identical person who executed the within and foregoing instrument by his mark in my presence and the presence of J. S. Whitaker and Mrs. J. S. Whitaker as witnesses, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires June 10, 1925. (Seal)

W. H. Walker, Notary Public.

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. D. Carter and Matilda Carter

grantor, she, has executed and delivered 56 certain promissory note dated Aug. 1, 1923

to said part of the second part for \$ 35.00 and one certain promissory note for \$40.00

due one each month after date for fifty seven consecutive months.

with interest at the rate of 8 per centum per annum, payable at the maturity of each note

500.

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 \$ 50.00

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

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

WITNESSES: to mark.

J. S. Whitaker

Mrs. J. S. Whitaker

J. D. Carter his

Matilda Carter mark

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st day of August 1923 personally appeared

Matilda Carter

and

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me, that she

executed the same as her 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 10, 1925. (Seal)

W. H. Walker,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 29 day of August 1923 at 2:45 o'clock P. M.

Book 424, Page 319

Brady Brown,

Deputy.

(Seal)

O. G. Weaver,

County Clerk.