

BLACK PRINTING CO. - TULSA

247792 C.M.J.

THIS INDENTURE, Made this 27th day of November A.D., 1922, between

W. D. Boggs and Maggie Boggs, husband and wife

of Tulsa

County, in the State of Oklahoma, of the first part, and

Ratcliff-Sanders Company, a corporation

of the second part.

WITNESSETH, That the said part 1st of the first part in consideration of the sum of

Five hundred and 00/100

DOLLARS

the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 2nd of the second part its heirs and assigns, all of the following described REAL ESTATE, situate in the County of Tulsa State of Oklahoma, to-wit:

Lot 22 and 23 in Block 51 of the Original Townsite of Sand Springs, Tulsa County, Oklahoma according to the recorded plat thereof.

TREASURER'S RECEIPT

I hereby certify that I received \$10 and issued Receipt No. 13122 in full payment of mortgage tax on the within instrument.

Dated this 31st day of Dec., 1922

W. D. Boggs, Treasurer

S. 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

W. D. Boggs and Maggie Boggs, husband and wife

grantor 1st executed and delivered one certain promissory note dated 11-27-1922

to said part 2nd of the second part for \$ 500.00

due Twelve months from date.

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

And the first part 1st agrees to keep the buildings insured for \$ 500.00

In case that the papers for foreclosure are filed, the first part 1st agrees to pay a reasonable attorney fee of \$ 50.00

Now, if said part 1st of the first part shall pay or cause to be paid to said part 2nd of the second part, its 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 1st of the first part for said consideration do hereby waive or not waive appraisalment, at the option of said second part 2nd, its heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set their hand the day and year first above written. Subject to a first mortgage of \$485.00 given to W. H. Brown of Cherryvale, Kansas.

WITNESSES:

W. D. Boggs

Maggie M. Boggs

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 27th day of December 1922, personally appeared

W. D. Boggs and Maggie Boggs, his wife

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. 21, 1923. (Seal) Art Stanton, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 28 day of Dec. 1922, at 3:45 o'clock P. M.

Book 424, Page 455

Brady Brown

Deputy.

(Seal)

O. G. Weaver

County Clerk.