

REAL ESTATE MORTGAGE RECORD No. 424

COMPARED

250995 C.M.J.

THIS INDENTURE, Made this 12th day of October, A.D. 1922 between

B. M. Auston

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

Frank Woodruff

of the second part.

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

One Thousand and No/100 (\$1,000.00)

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:

A tract of land Fifty feet by One Hundred and Forty feet, out of the South West Corner of Lots Eleven (11) and Twelve (12), in Block Six (6) in Maryland Gardens Addition to the city of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

Said tract facing Fifty feet on Trader Avenue and extending East of a uniform width a distance of One Hundred and Forty feet.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$1.00 and issued Receipt No. 13702 therefor in payment of mortgage tax on the within mortgage.

Dated this 12 day of Feb 1924

W. W. Stacey, County Treasurer

W.B.

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

grantor has executed and delivered 40 certain promissory note, dated Oct. 12th, 1922

to said part of the second part for \$1,000.00 payable as follows: first note due and payable Nov. 12th, 1922, and one due and payable on the 12th day of each month thereafter until the full amount is paid, with interest at the rate of 10 per cent payable monthly on the unpaid balance.

with interest at the rate of 10 per centum per annum, payable monthly.

And the first part agrees to keep the buildings insured for \$400.00

In case that papers for foreclosure are filed, the first part agrees to pay a reasonable attorney fee of \$10.00 and 10 per cent of the full amount unpaid.

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 appraisalment, at the option of said second part his heirs and assigns.

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

WITNESSES:

B. M. Auston

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 12th day of October, 1922, personally appeared

B. M. Austin

and

to me known to be the identical person who executed the within and foregoing instrument 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 the day and year last above written.

My Commission expires Nov. 30, 1922. (Seal)

Rufus A. Underwood, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of Feb. 1924 at 3:50 o'clock P. M.

Book 424, Page 506

Brady Brown,

Deputy,

(Seal)

O. G. Weaver,

County Clerk