

REAL ESTATE MORTGAGE RECORD No. 424

BLACK PRINTING CO. TULSA

THIS INDENTURE, Made this 27th day of January A. D. 1923, between
L.A. Sims and Hattie B. Sims his wife
 of Tulsa County, in the State of Oklahoma, of the first part, and
J.W. Sanders of the second part.
 WITNESSETH, That the said part Y of the first part in consideration of the sum of
Five Hundred and no/100 DOLLARS
 the receipt whereof is hereby acknowledged, do es 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:

All of the South Forty (40) feet of the East
 One Hundred (100) feet of Lot One (1) in Block Three
 of Forest Park Addition to the city of Tulsa, Oklahoma
 according to the record plat thereof.

It is expressly understood, that there now exist a first Mortgage in the amount of
 \$1500.00 Fifteen Hundred dollars, Dated Jan 15th 1921 due Three years from date, and a
 Second Mortgage in the amount of 3250.00 dollars payable Fifty dollars per month and
 dated Feb. 16th 1921

TRASMURGE
 I hereby certify that I received \$ 10 and used it
 for the 75.99 in payment of mortgage
 on the 2 day of Feb 1923
 WAYNE L. DICKEY, County Treasurer
W. J. 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
L.A. Sims
 grantor, he executed and delivered One certain promissory note dated January 27th 1923
 to said part Y of the second part for \$ Five Hundred and no/100 dollars,
 due February 16th 1924

with interest at the rate of (8) Eight per centum per annum, payable -- annually

And the first part Y agree s to keep the buildings insured for \$ -- a reasonable
 In case that the papers for foreclosure are filed, the first part Y agree s to pay an attorney fee of \$ --
 Now, if said part Y of the first part shall pay or cause to be paid to said part Y of the second part his heirs or as-
 signs, 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 Y of the second part shall be entitled to the possession of said premises. And the said part Y of the first part for said con-
 sideration do es hereby waive or not waive appraisalment, at the option of said second part his heirs and assigns.

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

WITNESSES:

L.A. Sims
Hattie B. Sims

ACKNOWLEDGEMENT

STATE OF Oklahoma COUNTY OF Tulsa ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this Feb. 2nd day
 of February 1923, personally appeared
L.A. Sims and Hattie B. Sims his wife and

to me known to be the identical persons s 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 April, 22, 1926 (SEAL) H.T. Frost Notary Public
 (Seal Reads Harold)

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5th day of Feb 1923 at 3:10 o'clock P M.
 Book 424, Page 78 (SEAL) C.G. Weaver County Clerk
Brady Brown Deputy.