

## MORTGAGE RECORD No. 425

BLACK PRINTING CO. TULSA

242059 C.M.J.

FROM

GUM BROTHERS COMPANY  
TULSA, OKLAHOMA

STATE OF OKLAHOMA, TULSA COUNTY ss.

This instrument was filed for record on the 12 day  
of Oct. A. D. 1923 at 4:10  
O'clock P. M., and duly recorded in Book 425 at page 260.

O. G. Weaver,

(SEAL)

County Clerk.

By

Brady Brown,

Deputy

Fees

THIS INDENTURE, Made this 8th day of October, 1923  
between Flora Ruby and Isaac Ruby, her husbandof Tulsa County, State of Oklahoma, part 1st of the first part, mortgagor, and GUM BROTHERS COM-  
PANY, a corporation, of Oklahoma City, Oklahoma, party of the second part, mortgagee:  
WITNESSETH, That said parties of the first part, for and in consideration of the sum of  
Ten Thousand Dollars,  
to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, do by these presents grant  
bargain, sell, convey and mortgage unto the said party of the second part, its successors and assigns forever, all the following described real  
estate, situated in Tulsa County and State of Oklahoma, to-wit:

Lot Seventy-seven, and the South 10 feet of the vacated  
alley adjoining said lot on the North and the East 10  
feet of the vacated alley adjoining said lot on the West  
in Block Nine, in South Side Addition to the city of Tulsa,  
according to the recorded plat thereof.

## TAXES AND ENFORCEMENT

I hereby certify that I received \$6.92 and issued  
Receipt No. 11922 for the payment of mortgage  
tax on the above property.

Dated this 12 day of Oct., 1923.

W. W. Weaver, County Clerk.

B. J.

TO HAVE AND TO HOLD THE SAME, together with all rents and profits therefrom, and with all and singular the tenements,  
hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said  
party of the second part, and to its successors and assigns forever. And the said parties of the first part do hereby covenant and  
agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of  
a good and indefeasible estate of inheritance therein, free and clear of all encumbrances; that they have a good right and authority  
to convey and encumber the same; and that they will WARRANT AND DEFEND the same in the quiet and  
peaceable possession of said party of the second part, its successors and assigns, forever, against the claims of all persons whomsoever.

This conveyance is intended as a mortgage, and is given as security for the performance of the covenants herein, and the payment  
to said GUM BROTHERS COMPANY, its successors or assigns of the principal sum of Ten Thousand  
Dollars, payable as follows:

\$300. on the 1st day of April, 1924;	\$300. on the 1st day of Oct. 1924;
300. on the 1st day of April, 1925;	300. on the 1st day of Oct. 1925;
300. on the 1st day of April, 1926;	300. on the 1st day of Oct. 1926;
300. on the 1st day of April, 1927;	300. on the 1st day of Oct. 1927;
300. on the 1st day of April, 1928;	7,300. on the 1st day of Oct. 1928;

according to the terms and conditions of the one promissory note made and executed by Flora Ruby and  
Isaac Ruby parties of the first part, bearing even date  
herewith, with interest thereon from date at the rate of 6 1/2 per cent per annum payable semiannually, and with interest  
after maturity at the rate of ten per cent per annum, as provided in said notes.

And it is hereby further agreed and understood that this mortgage secures the payment of all renewal, principal or interest notes  
that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the  
interest upon the same during the said time of extension.  
IT IS HEREBY AGREED that all covenants and stipulations in these presents contained shall bind the heirs, executors, administrators  
and assigns of the Mortgagor and shall inure to the benefit of and be available to the successors and assigns of the Mortgagee. It is  
further agreed that granting any extension or extensions of time of payment of said note either to the maker or to any other person,  
or taking of other or additional security for payment thereof, or waiver of or failure to exercise any right to mature the whole debt under  
any covenant or stipulation herein contained shall not in any wise affect this mortgage nor the rights of the Mortgagee hereunder, nor  
operate as a release from any personal liability upon said note nor under any covenant or stipulation herein contained. And further  
the Mortgagor do hereby expressly covenant, stipulate and agree as follows