

together with all improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

To have and to hold the said described premises unto the said W. L. Lindhard, his heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, except a mortgage in favor of Ruby Ridgeway McGuire, securing the sum of \$4000.00 which ~~grantee~~ hereby assumes and agrees to pay, and except general taxes for the year 1922, and paving tax due February 1st, 1923.

Signed and delivered this 3rd day of February, 1923.

Seddie M. Lovell.

State of Oklahoma )  
Muskogee County ) SS Before me, Madie H. Moore, a Notary Public in and for said State and County, on this 3rd day of February, 1923, personally appeared Seddie M. Lovell, a single woman, to me known to be the identical person who executed the above and foregoing warranty deeds, 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, and I hereby so certify.

Witness my hand and seal as such Notary Public, at Muskogee, Oklahoma, this 3rd day of February, 1923.

My commission expires May 7, 1925. (SEAL) Madie H. Moore, Notary Public.  
Filed for record in Tulsa County, Okla. on Feb. 6, 1923, at 1:00 P.M. and duly recorded in book 432, page 531, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

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COMPARED

221043 - BH

MORTGAGE OF REAL ESTATE.

We, John B. Brown and Lela L. Brown, his wife, hereinafter called mortgagor, to secure the payment of one thousand and no/100 dollars paid to mortgagee by mortgagor, do hereby mortgage unto Hopping & Evans (a co-partnership composed of J.S. Hopping and T.D. Evans) mortgagee, the following described real estate, with all appurtenances, situate in Tulsa County, Oklahoma, to-wit:

The northeast quarter (NE $\frac{1}{4}$ ) of section thirty six (36)  
township seventeen (17) north, range twelve (12) east,

Mortgagor warrants the title to above premises and that there are no liens or encumbrances thereon except as stated in this instrument.

This mortgage is executed to secure the performance of each obligation herein made by mortgagor, one of which obligations is to pay said mortgagee, his heirs or assigns, the said indebtedness above named, with interest as herein stated, to-wit: \$1000.00 represented by the one promissory note of mortgagor, of even date herewith, as follows:

One note for \$1000.00 due January 22nd, 1924.

Each note above named bears interest at the rate of 10 per cent per annum payable semi-annually from date and ten per cent per annum after date.

Failure of mortgagor, his grantees, heirs or successors to pay the principal or any part thereof, or the interest thereon, when due, of any prior mortgage or lien on said real estate or any part thereof, shall render all money secured by this mortgage due and payable at once without notice.

In event of foreclosure of this mortgage, mortgagor agrees to pay an attorney's fee of ten dollars and ten per cent of principal and interest unpaid and this mortgage secures the same.