

MORTGAGE RECORD No. 472

NO. 242275 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.
 This instrument was filed for record on the 16 day of
 Oct. 1926 at 3:30 o'clock P.M.
 and duly recorded in Book 472 on page 129
 Fees \$

TO

O. G. Weaver,
 (Seal) County Clerk
 By Brady Brown, Deputy

THIS INDENTURE, Made this 16th day of August A.D. 1926 between
 Anna Albert and J. Albert, her husband,
 of Tulsa County, in the State of Oklahoma, part 1es of the first part
 and Fred W. Steiner and O. A. Sunderwirth,
 of Tulsa County, Oklahoma, part 1es of the second part;
 WITNESSETH, That said part 1es of the first part, in consideration of the sum of
 Thirty-two Hundred and No/100 Dollars
 the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1es the second part their heirs
 and assigns, all the following described real estate situated in Tulsa County and State of
 Oklahoma to-wit:

All of Lots Twenty-five (25) and Twenty-six (26) in Block
 Six (6) in Forest Park Addition to the city of Tulsa,
 Oklahoma, according to the recorded plat thereof.

TREASURER OF THE COUNTY OF OKLAHOMA
 I hereby certify that the sum of \$2,200.00 and interest
 Received 11/19/26 for payment of mortgage
 tax on the within mortgage.
 Dated this 16th day of Oct. 1926
 W. W. Scales, County Treasurer

To have and to hold the same, together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise apper-
 taining forever.

This conveyance is intended as a mortgage to secure the payment of promissory note of even date here-
 and is given as balance of purchase price with One for \$2,200.00 payable on principal in installments of Thirty-five Dollars
 (\$35.00) per month on or before the 1st day of each and every month hereafter beginning
 September 1, 1925 Fred W. Steiner & O. A. Sunderwirth
 made to

or order, payable at Exchange National Bank, Tulsa, Okla.
 with eight per cent interest per annum, payable monthly and signed by
 Anna Albert and J. Albert

Said first part 1es hereby covenant that they are the owner in fee
 simple of said premises and that they are free and clear of all incumbrances.

That they have good right and authority to convey and encumber the same and
 they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1es agree to insure the buildings on said
 premises in the sum of \$2,000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1es
 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1es further expressly agree that in case of foreclosure of this mortgage and as often as any proceeding shall be taken to foreclose same
 as herein provided, the mortgagor will pay to the said mortgagee Three Hundred Twenty and No/100 Dollars
 as attorney's or solicitor's fees therefor, in addition to all other statutory fees; said fee to be due and payable upon the filing of the petition for foreclosure and the same
 shall be a further charge and lien upon said premises described in this mortgage and the amount thereon shall be recovered in said foreclosure suit and included in any
 judgement or decree rendered in action as aforesaid, and collected, and the lien thereof enforced in the manner as the principal debt hereby secured.

Now if said first part 1es shall pay or cause to be paid to said second part their heirs or assigns said
 sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note, and
 shall make and maintain such insurance and pay such taxes and assessments then these presents shall be wholly discharged and void otherwise shall remain in full
 force and effect. If said insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against
 said premises, or any part thereof, are not paid before delinquent then the mortgagee may effect such insurance or pay such taxes and assessments and shall
 be allowed interest thereon at the rate of 10% per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said
 sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before
 delinquent, the holder of said note, and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to
 collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first part 1es waive notice of election to declare the whole debt as above and also the benefit to stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part 1es of the first part ha. VP hereunto set their hands the day and year first above written.

Anna Albert
 J. Albert

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS

That of County, Oklahoma, the within
 named mortgagee in consideration of the sum of DOLLARS
 to in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set out and convey unto
 heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note, debts and claims thereby secured, and the
 covenants therein contained.

TO HAVE AND TO HOLD THE SAME FOREVER, Subject, nevertheless, to the conditions therein contained.

IN WITNESS WHEREOF, The said mortgagee ha. hereunto set hand this day of
 1926

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Geo. M. Glossop, a Notary Public in and for said County and State
 on this 16th day of October, 1926, personally appeared within and foregoing
 Anna Albert and J. Albert, her husband, to me known to be the identical person, who executed the above 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.

WITNESS my official hand and seal the day and year above set forth.
 My commission expires October 27, 1926. (Seal)

Geo. M. Glossop,
 Notary Public