

NO. 242524 O.M.J.

BLACK PRINTING CO. - TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 18 day of

Oct. 1923 4:20 P.M.

and duly recorded in Book 472 on page 139

Fees \$

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this 17th day of October A. D. 1923, between

Maude Cox Jones Warren and Fay W. Warren, her husband

of Tulsa County, in the State of Oklahoma, part 1es of the first part

and H. R. Crews

of Tulsa, Oklahoma, part V of the second part;

WITNESSETH, That said part 1es of the first part, in consideration of the sum of \$6500.00

Sixty five hundred & No/100

Dollars

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part V of the second part his heirs

and assigns, all the following described real estate situated in Tulsa County and State of

Oklahoma to-wit:

The Easterly Eleven and eighteen Hundredths (11.18) Acres of the Westerly Twenty one and eighteen hundredths (21.18) acres of Lot Two (2) in Section Three (3) Township nineteen (19) North, of Range Twelve (12) East of the Indian Base and Meridian, according to the government survey thereof, less the South (25) Twenty five feet of the above described tract of land, deeded to Tulsa County, Oklahoma the 16th day of October 1922 for highway purposes, and recorded on page 315 of Book 420 of the records of Tulsa County Okla.

THEASURER'S ENDORSEMENT

I hereby certify that said \$1,30 and ism 4

Proceeds 12056 of payment of mortgage

and on the 18th day of Oct. 1923

W. W. Warren, County Clerk

By

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

This conveyance is intended as a mortgage to secure the payment of one promissory note of even date herewith.

One for \$ 6500.00 on or before Oct. 17th, 1924.

made to H. R. Crews

or order, payable at his office

with 8 per cent interest per annum, payable semi-annually and signed by

Maude Cox Jones Warren and Fay W. Warren, her husband

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

the Y 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 \$ 6500.00 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 \$25.00 and 10% amount remaining unpaid 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 his 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 8 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 of stay, valuation or appraisal laws.

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

Maude Cox Jones Warren

Fay W. Warren

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

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STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Keith W. Smiley

on this 17th day of October 1923, personally appeared Maude Cox Jones Warren, enrolled as Maude

Cox Jones and Fay W. Warren, 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 Mar. 26, 1927. (Seal)

Keith W. Smiley

Notary Public