

COMPARED

## MORTGAGE RECORD No. 472

NO. 242648 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 20 day of

Oct. 1923 at 10:00 o'clock A.M.

and duly recorded in Book 472 on page 144

Fees \$

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this 10th day of October, A. D. 1923, between

Flora Ruby and Isaac Ruby, her husband,

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

and F. R. Billingslea

of Tulsa part 2nd of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of

Thirteen Thousand, Two Hundred Fifty

Dollars

the receipt of which is hereby acknowledged, do hereby presents grant, bargain, sell and convey unto said part 2nd of the second part his

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

Oklahoma to-wit:

Lot 77, 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 9, in South Side Addition to the city of Tulsa, according to the recorded plat thereof.

Subject to a prior mortgage of \$10,000.00 to Gum Brothers Company

I hereby certify that I have issued  
Receipt No. 11986 for the payment of mortgage  
tax on the within mortgage.

Dated this 12 day of Oct 1923

W. W. Stuckey, County Treasurer

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

This conveyance is intended as a mortgage to secure the payment of three promissory notes of even date here-

with. One for \$1625.00 due Jan. 10th, 1924 One note for \$1625.00 due April 10th, 1924

and one note for \$10,000.00 due October 10th, 1925.

made to F. R. Billingslea

or order, payable at Exchange Nat'l Bank

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

Flora Ruby and Isaac Ruby

Said first part 1st hereby covenant that they are the owner in fee

simple of said premises and that they are free and clear of all incumbrances except as above stated

they have

That the 2nd will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part agree to insure the buildings on said

premises in the sum of \$27,000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part agree

to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1st 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 mortgagee will pay to the said mortgagee 10% of the amount due 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 same manner as the principal debt hereby secured.

Now if said first part 1st shall pay or cause to be paid to said second part 2nd his heirs or assigns said

sum of money in the above described note 2nd 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 1st 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 1st of the first part has hereunto set their hand and seal the day and year first above written.

Flora Ruby

Isaac Ruby

## 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 has hereunto set hand this day of

1923

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State

on this 19th day of October, 1923, personally appeared

Flora Ruby and Isaac Ruby, 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 Sept. 19th, 1925. (Seal)

Nettie A. Cline

Notary Public