

MORTGAGE RECORD No. 472

NO. 242923 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 24 day of

Oct. 1923 at 9:30 o'clock A.M.

and duly recorded in Book 472 on page 151

Fees \$

O. G. Weaver,

(Seal)

County Clerk

By

Brady Brown,

Deputy

THIS INDENTURE, Made this 18 day of April A. D. 1923, between

J. W. Wallace and Elsie Wallace

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

and J. M. Lee and Mattie J. Lee

of Tulsa Co. part of the second part;

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

Two Hundred-Seventy-five and No/100

Dollars

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

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

Oklahoma to-wit:

Lot six (6) Block Twenty-five (25) in Town of Red Fork, Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$26 and issued Receipt No. 2176 for in payment of mortgage

tax on the 25th day of Oct. 1923.

Dated this 25th day of Oct. 1923.

W. W. Sanders, J. B.

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 Eleven promissory note of even date herewith, One for \$25.00 due May 7, 1923 and a note of like amount payable on the 7th of

each month until the eleven notes are paid. 192 made to Mattie J. Lee

or order, payable at Red Fork,

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

J. W. Wallace

Said first part hereby covenant that they 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 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 \$ 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 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 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 shall pay or cause to be paid to said second part 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 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 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 of the first part hereunto set hand the day and year first above written.

J. W. Wallace

Elsie Wallace

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 hereunto set hand this day of

192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, J. N. Clark

on this 18 day of April 1923, personally appeared within and foregoing

J. W. Wallace and Elsie Wallace to be 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 April 26, 1924 (Seal)

J. N. Clark

Notary Public