

COMPARED

MORTGAGE RECORD No. 472

191

NO. 244515 C.M.J.

BLACK PRINTING CO. - TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.  
This instrument was filed for record on the 15 day of  
Nov. 1923 at 9:40 o'clock A.M.  
and duly recorded in Book 472 on page 191  
Fees \$

TO

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

THIS INDENTURE, Made this 7th day of November A.D. 1923, between  
Simon W. Knoten and Estella Knoten, his wife,  
of Tulsa County, in the State of Oklahoma, part of the first part  
and The Security National Bank of Tulsa,  
of Tulsa County, Oklahoma, part of the second part;  
WITNESSETH, That said part of the first part, in consideration of the sum of  
Twenty Three Thousand Five Hundred 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:

An undivided two-thirds (2/3) interest in Lot 1, and all of Lot 2, in  
Block 22, Gillette-Half Addition; an undivided two-thirds (2/3) in-  
terest in Lot 7, Block 3, Gillette Hall Addition to the city of Tulsa,  
Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$23,500 and issued  
Receipt No. 12432 therefor in payment of mortgage  
tax on the within mortgage.

Dated this 15 day of Nov., 1923  
W. W. Sackey, County Treasurer  
S.B.

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 one promissory note of even date here-  
with. One for \$23,500.00 due on demand  
made to The Security National Bank, 192

or order, payable at Tulsa  
with seven (7) per cent interest per annum, payable semi-annually and signed by  
Simon W. Knoten and Estella Knoten, his wife.

Said first part hereby covenant that they are the owner in fee  
simple of said premises and that they are free and clear of all incumbrances except Lot 2 in Bl. 22, Gillette-Hall Add.

That they have good right and authority to convey and encumber the same and  
the 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 10% of amount due and Fifteen (\$15.00) 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, its heirs or assigns said  
sum above stated 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 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 ha. their hand the day and year first above written.  
Simon W. Knoten  
Estella Knoten

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, L. H. Sasser, a Notary Public in and for said County and State  
on this 7th day of November 1923, personally appeared  
Simon W. Knoten and Estella Knoten, his wife, 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 7-2-27 192 (Seal) L. H. Sasser,  
Notary Public