

COMPARED
NO. 245249 C.M.J.

MORTGAGE RECORD No. 472

BLACK PRINTING CO. TULSA

FROM _____
TO _____

STATE OF OKLAHOMA, Tulsa County ss. 24
This instrument was filed for record on the _____ day of
Nov. 1923 at 10:10 o'clock AM.
and duly recorded in Book 472 on page 216
Fees \$ _____

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

THIS INDENTURE, Made this 23rd day of November A.D. 1923, between
A. T. Morrison and Maggie Morrison, his wife
of Tulsa County, in the State of Oklahoma, part of the first part
and W. H. Groden
of Tulsa part of the second part;
WITNESSETH, That said part of the first part, in consideration of the sum of
One 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 his heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma to-wit:

All of Lot Twenty One (21) in Block Two (2) Garden City, Tulsa
County, Oklahoma, according to the recorded plat and survey thereof.

TREASURER'S ENDORSEMENT

I have received \$0.04 and issued
12647 in payment of mortgage

26 Nov 1923
W. W. Hickey, 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-
with. One for \$ 175.00 due November 23, 1923
made to W. H. Groden

or order, payable at West Tulsa
with 8 per cent interest per annum, payable semi-annually and signed by
A. T. Morrison and Maggie Morrison, provides for 10% attorney fees.
in event placed in hands of attorney for collection
Said first part hereby covenants that they have
simple of said premises and that they are free and clear of all incumbrances they have

That they 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 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 Seventeen & 50/100 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 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 waives 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 of the first part have hereunto set their hands the day and year first above written.

A. T. Morrison
Maggie Morrison

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
1923

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, F. A. Singler, a Notary Public in and for said County and State
on this 23 day of November, 1923, personally appeared
A. T. Morrison and Maggie Morrison to me known to be the identical person B 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 13, 1926 (Seal)

F. A. Singler,

Notary Public