

## MORTGAGE RECORD No. 472

NO. 246349 O.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 10 day of

Dec. 1923 at 10:00 o'clock AM

and duly recorded in Book 472 on page 234

Fees \$

O. G. Weaver,

(Seal)

County Clerk

By

Brady Brown,

Deputy

THIS INDENTURE, Made this 8th day of Dec. A. D. 1923, between

John W. McBride

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

and E. E. Lowry

of Dawson, Okla. part of the second part;

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

Six Thousand 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:

East 1/2 of N.E. of NW of Sec. 23, Township 20, Range 13 East,  
containing 20 acres, and West 1/2 of SE of S.W. of Sec. 14,  
Township 20 Range 13 East, except that part north of A.T.  
St. Ry. and A.T. & St. Ry rightway

And by

John W. McBride

and E. E. Lowry

of Dawson, Okla.

do hereby 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:

To have and to hold the same, together with all and singular, the tenements, hereditaments and appurtenances thereto 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 \$6000.00 due Dec. 8, 1925 or before

made to E. E. Lowry

or order, payable at Dawson, Okla.

with 10 per cent interest per annum, payable semi-annually and signed by

John W. McBride

Said first part hereby covenants that they are owners in fee

simple of said premises and that they are free and clear of all incumbrances whatsoever

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 agrees to insure the buildings on said

premises in the sum of \$7000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part agrees

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

Said first part further expressly agrees 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 one hundred and No/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 notes 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 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 has hereunto set their hand the day and year first above written.

John W. McBride

Margaret S. McBride

## 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

his 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, Geo. G. Rhyne, a Notary Public in and for said County and State

on this 8th day of December, 1923, personally appeared within and foregoing

John W. McBride and Margaret S. McBride to me known to be the identical persons 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 7, 1925. (Seal)

Geo. G. Rhyne

Notary Public