

NO. 246857

BLACK PRINTING CO., TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 15 day of

Dec. 1923 at 1:20 o'clock P.M.

and duly recorded in Book 472 on page 251

Fees \$.

(Seal) O. G. Weaver,

County Clerk

By Brady Brown,

Deputy

THIS INDENTURE, Made this 9th day of Nov. A. D. 1923, between

I. B. Zaner

of Tulsa, Okla. County, in the State of Oklahoma, part Y of the first part

and Mary Garrison

of Drumright, Okla. part Y of the second part;

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

Two Hundred Ninety Eight and 56/100

Dollars

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

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

Oklahoma to-wit:

Lot (15) Block (1) Bozarth Acres Addition to the city of Tulsa, Okla-
homa, according to the record plat thereof.

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 six promissory note of even date here-

with. One for \$ 48.56 due Dec. 9th, 1923 One for 50.00 due Feb. 9th, 1924, and one for

Fifty Dollars due on the 9th day of each month thereafter until all are paid. 192

made to Mary Garrison

or order, payable at Tulsa, Okla.

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

I. B. Zaner

Said first part Y hereby covenant, S that he is the owner in fee

simple of said premises and that they are free and clear of all incumbrances EXCEPT OIL AND GAS RIGHTS

That he has good right and authority to convey and encumber the same and

he will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part Y 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 Y further expressly agree S 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 Fifty 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 Y shall pay or cause to be paid to said second part Y her heirs or assigns said

sum of money in the above described note S mentioned, together with the interest thereon according to the terms and tenor of said note S

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 mortgage 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 S, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first part Y waive S notice of election to declare the whole debt due and also the benefit of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part Y of the first part ha S hereunto set his hand the day and year first above written.

I. B. Zaner

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

h 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, a Notary Public in and for said County and State

on this 9th day of November 1923, personally appeared

I. B. Zaner to me known to be the identical person who executed the above instrument

and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal on the day and date last above written.

WITNESS my official hand and seal the day and year above set forth.

My commission expires Dec. 2nd, 1924. (Seal) C. J. Thornton,

Notary Public