

COMPARED
NO. 247104 C.M.J.

MORTGAGE RECORD No. 472

BLACK PRINTING CO. TULSA

FROM

TO

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 19 day of Dec. 3 at 4:00 o'clock P.M. 1923 and duly recorded in Book 472 on page 259

Fees \$.

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this 18th day of December A.D. 1923 between Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife of Tulsa County, in the State of Oklahoma, part 188 of the first part and F. M. Wilkin and Grace L. Wilkin of Kansas City, Mo. part 188 of the second part: WITNESSETH, That said part 188 of the first part, in consideration of the sum of Three Thousand and No/100 (\$3000.00) Dollars the receipt of which is hereby acknowledged, do hereby presents grant, bargain, sell and convey unto said part 188 the second part their heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

All of the East Seventeen (17) feet of Lot Six (6) and the West Twenty-five (25) feet of Lot Five (5) in Block Two (2) of Weaver Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$180 and issued Receipt No. 12986 thereon in payment of mortgage tax on the within mortgage.

Dated this 19 day of Dec 1923

W. W. Sanders, County Treasurer

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 One (1) promissory note of even date herewith. One for \$3000.00 due Dec. 18, 1926. and six coupon notes each for the sum of \$120.00 due semi-annually from date, representing the semi-annual interest on said \$3000.00 192 note computed at the rate of 8% per annum, made to

F. M. Wilkin and Grace L. Wilkin

or order, payable at Tulsa, Oklahoma,

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

Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife

Said first part 188 hereby covenant that they are the 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 the V. will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 188 agree to insure the buildings on said premises in the sum of \$4250.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 188 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 188 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 Three hundred and no/100 Dollars as attorney'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 188 shall pay or cause to be paid to said second part 188 their 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 ten 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 188 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 188 of the first part ha. VA. hereunto set their hand the day and year first above written.

Robt. E. Adams W. Frank Walker
Sara E. Adams Olga V. Walker

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 192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, C. E. Hart

on this 18th day of December 1923, personally appeared Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife, within and foregoing 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 Aug. 21, 1924. (Seal)

C. E. Hart,

Notary Public