

NO. 247659 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 27 day of

Dec. 1923 at 11:20 o'clock A.M.

and duly recorded in Book 472 on page 271

Fees \$

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this 26th day of December A.D. 1923 between

Ben Moskowitz and his wife, Gussie Moskowitz

of Tulsa County, in the State of Oklahoma part 108 of the first part

and Max Bloom

of Tulsa, Oklahoma part 108 of the second part;

WITNESSETH, That said part 108 of the first part, in consideration of the sum of

Twelve Hundred and Ninety-six and 00/100 (\$1296.00)

Dollars

the receipt of which is hereby acknowledged, do hereby these presents grant, bargain, sell and convey unto said part 108 of the second part his heirs

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

Oklahoma to-wit:

The North Ten feet of Lot Nineteen and the South Thirty Feet of Lot  
Twenty in Block Two, Pouders-Pomeroy Second Addition to the city of  
Tulsa, Oklahoma according to the recorded plat thereof.

## TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 26 and issued

Receipt No. 13100 therefor in payment of mortgage

due on the within mortgage.

Dated this 28 day of Dec. 1923

W. W. Stuckey, County Treasurer

Deputy

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 Thirteen promissory notes of even date here-  
with. One for \$100.00 due Feb. 1, 1924 eleven notes for \$100.00 each due the first day  
of each month thereafter and 13th note due Feb. 1, 1925 in the sum of \$96.00 192  
made to Max Bloom

or order, payable at 6 per cent interest per annum, payable semi-annually and signed by Ben and Gussie Moskowitz

Said first part 108 hereby covenant that they are owner in fee simple of said premises and that they are free and clear of all incumbrances except mortgages in sum of \$4900.00

That they have 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 108 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 108 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 108 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 mortgagee will pay to the said mortgagee as provided for in notes 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 108 shall pay or cause to be paid to said second part his heirs or assigns said sum of money in the above described note. Said 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 six 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 108 waive 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 108 of the first part hereunto set their hand the day and year first above written.

Ben Moskowitz

Gussie Moskowitz

## KNOW ALL MEN BY THESE PRESENTS

## ASSIGNMENT

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, B. D. Rambo, a Notary Public in and for said County and State

on this 26th day of December 1923, personally appeared Ben Moskowitz and his wife Gussie Moskowitz

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

My commission expires Dec. 26, 1924, 192 (Seal)

B. D. Rambo,

Notary Public