

COMPARED
NO. 248761 C.M.J.

MORTGAGE RECORD No. 472

SECOND REAL ESTATE MORTGAGE.

BLACK PRINTING CO. TULSA

TREASURER'S ENDORSEMENT

I hereby certify that I received \$48 and issued
Receipt No. 13272 therefor in payment of mortgage
tax on the within mortgage.

Dated this 12 day of Jan 1924
W. W. Sheckey, County Treasurer
SA
Deputy

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 11 day of
Jan. 1924 at 3:10 o'clock P.M.
and duly recorded in Book 472 on page 296
Fees \$.

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

THIS INDENTURE, Made this 31st day of December A. D. 1924, between
G. A. Smelser and Mary Smelser, husband and wife,
of Tulsa County, in the State of Oklahoma, part 1st of the first part
and Gerula Michaels
of Tulsa, Oklahoma, part 2nd of the second part;
WITNESSETH, That said part 1st of the first part, in consideration of the sum of
Twelve Hundred and No/100 Dollars
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 2nd 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 Eight (8) Block Three (3) Kirkpatrick Heights Addition to
the city of Tulsa, Oklahoma according to the recorded 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 one promissory note of even date here-
with. One for \$1200.00 due January 1, 1926
made to Gerula Michaels

or order, payable at Tulsa, Okla.
with ten per cent interest per annum, payable semi-annually and signed by
G. A. Smelser and Mary Smelser, husband and wife
Said first part 1st hereby covenant that they are owner in fee
simple of said premises and that they are free and clear of all incumbrances except first mortgage for \$3000.00 to Mager-
Swan Mortgage Company

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 1st agree to insure the buildings on said
premises in the sum of \$2,000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1st
agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1st 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 10% of 1000 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 1st shall pay or cause to be paid to said second part her 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 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 1st 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 1st of the first part hereunto set their hand and seal the day and year first above written.

G. A. Smelser
Mary Smelser

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 hereunto set hand this day of
1924

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State
on this 10th day of January, 1924, personally appeared within and foregoing
G. A. Smelser and Mary Smelser, husband and wife to me known to be the identical person 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 Sept. 13, 1927, 1924 (Seal)

Chas. B. Garden,

Notary Public