

## MORTGAGE RECORD No. 472

NO. 249141 C.M.J.

BLACK PRINTING CO., TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 16 day of Jan. 1927 at 4:20 o'clock P. M.

and duly recorded in Book 472 on page 303

Fees \$

TO

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

Deputy

THIS INDENTURE, Made this 19th day of Dec. A. D. 1927, between

Lloyd Baldwin and Maye Baldwin, his wife,

of Tulsa County, in the State of Oklahoma, part 198 of the first part

and J. A. Porter and C. H. Sweet

of Tulsa, Okla. part 198 of the second part;

WITNESSETH, That said part 198 of the first part, in consideration of the sum of

Six Hundred Sixty-five and 00/100

Dollars

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 198 of the second part, their heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

Lot Nineteen (19); Block Two (2); Sunrise Terrace Addition to the city of Tulsa, Okla. according to the recorded plat thereof.

This mortgage being given for the balance of the purchase price on the above described lot.

## TREASURER'S RECEIPT

I hereby certify that I have received of the Treasurer of the State of Oklahoma, the sum of \$13.94 for the purchase price of the above described lot.

Dated this 16th day of Jan. 1927.

W. W. Shilling, 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 promissory note, of even date herewith. One for \$665.00 payable \$20.00 each and every 30 days until the entire balance is paid. Made to J. A. Porter and C. H. Sweet

or order, payable at maturity with 8 per cent interest per annum, payable semi-annually and signed by Lloyd Baldwin and Maye Baldwin

Said first part 198 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 will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 198 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 198 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 198 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 per cent of the unpaid balance. 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 198 shall pay or cause to be paid to said second part 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 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 198 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 198 of the first part hereunto set their hand the day and year first above written.

Lloyd Baldwin

Maye Baldwin

## ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS

That of Tulsa 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 their 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 1927

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 19 day of December, 1927, personally appeared Lloyd Baldwin and Maye Baldwin, his 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 Jan. 8, 1927, 1927 (Seal)

Kate Dickson,

Notary Public