

NO. 250026 C.M.J.

BLACK PRINTING CO. - TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 29 day of

Jan. 1924 at 2:40 o'clock P.M.

and duly recorded in Book _____ on page _____

Fees \$ _____

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

Deputy

THIS INDENTURE, Made this 28th day of January A. D. 1924 between

C. J. Tice and Mary L. Tice, his wife,

of Tulsa, Tulsa County, in the State of Oklahoma, part 188 of the first part

and Elmer Brown

of Tulsa, Oklahoma, part 7 of the second part;

WITNESSETH, That said part 188 of the first part, in consideration of the sum of

Two Hundred & Ninety-seven & 50/100

Dollars

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 7 of the second part his

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

Oklahoma to-wit:

Lot Twenty (20) in Block Twenty (20) in West Tulsa, now an addition to the city of Tulsa, Oklahoma, according to the recorded official plat thereof,

RECEIVED FOR RECORD

13544: 30 Jan. 1924

30 Jan. 1924

S.B.

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 \$ 297.50 due Jan. 28th, 1925.

made to Elmer Brown

or order, payable at Tulsa, Okla.

with eight per cent interest per annum, payable semi-annually and signed by C. J. Tice and Mary L. Tice, his wife,

Said first part 188 hereby covenant that they are the simple of said premises and that they are free and clear of all incumbrances except a first mortgage for \$1600.00 favor of United Savings & Loan Association of Tulsa, Oklahoma,

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 \$ 300.00 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 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 thereof 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 same manner as the principal debt hereby secured.

Now if said first part 188 shall pay or cause to be paid to said second part his 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 of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part 188 of the first part have hereunto set their hand the day and year first above written.

C. J. Tice

Mary L. Tice

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 _____, 1924.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, A. V. Long

on this 28th day of January 1924, personally appeared _____ a Notary Public in and for said County and State

C. J. Tice and Mary L. Tice, his wife within and foregoing

and acknowledged to me that _____ to me known to be the identical person who executed the above instrument

and acknowledged to me that _____ executed the same as _____ 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 May 1st, 1926 (Seal)

A. V. Long,

Notary Public