

MORTGAGE RECORD No. 472

NO. 253167 C. V. J.

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 10 day of
 March 1924 at 4:35 o'clock P.M.
 and duly recorded in Book 472 on page 309
 Fees \$

TO

O. G. Weaver,

(Seal)

By Brady Brown, County Clerk
Deputy

THIS INDENTURE, Made this 6th day of March A. D. 1924, between
 Robt. E. Adams and Sara E. Adams, his wife and W. Frank Walker and Olga V. Walker,
 his wife Tulsa County, in the State of Oklahoma, part 1st of the first part
 and Attie M. Clarke,
 of Tulsa, Okla., part 1st of the second part;

WITNESSETH, That said part 1st of the first part, in consideration of the sum of
 Three thousand and No/100 Dollars
 the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st of the second part her heirs
 and assigns, all the following described real estate situated in Tulsa County and State of
 Oklahoma to-wit:

All of the East Forty-five (45) feet of Lot Thirty-eight (38) in Block
 Two (2) of Weaver 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 thereto 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 \$3000.00 due March 15, 1927, bearing interest at the rate of 8% per annum
 payable semi-annually, such interest represented by six coupon notes each for the sum of
 \$120.00, one due Sept. 15, 1924 and one every six months thereafter,
 made to

Attie M. Clarke
 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 1st 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
 they 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 \$4250.00 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 Three hundred and No/100 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 1st 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 8% 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 of stay, valuation or appraisal laws.
 IN WITNESS WHEREOF, said part 1st of the first part has hereunto set their hands 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 has hereunto set hand this day of
 1924

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, C. E. Hart

a Notary Public in and for said County and State
 on this 6th day of March 1924, 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