

COMPARSED

MORTGAGE RECORD No. 472

NO. 253229 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 11 day of

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

and duly recorded in Book 472 on page 401

Fees \$

O. G. Weaver,

(Seal)

County Clerk

By Brady Brown,

Deputy

THIS INDENTURE, Made this 27th day of December A. D. 1923, between William S. Cochran

of Tulsa County, in the State of Oklahoma, part of the first part and Frank H. Reed of Tulsa part of the second part;

WITNESSETH, That said part of the first part, in consideration of the sum of Three Hundred and Twenty Seven 44/100 Dollars the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said part of the second part his heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

An undivided one third interest in and to the East Half Northwest Quarter of Section Sixteen, Township Nineteen, Range Ten

(An undivided one-third interest in and to the East Half of the North West Quarter of Section 16, Township 19, Range 10)

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 dated Dec. 15, 1923 promissory note of even date herewith. One for \$327.44/100 due Oct. 15, 1924

made to Frank H. Reed

or order, payable at Tulsa, Okla.

with 8 per cent interest per annum, payable semi-annually and signed by

William S. Cochran

Said first part hereby covenant that he is the owner in fee simple of said premises and that they are free and clear of all incumbrances except oil lease

That he has 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 further agrees 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 further agrees to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part further expressly agrees 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 Thirty-two Dollars as attorney'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 the lien thereof enforced in the manner as the principal debt hereby secured.

Now if said first part 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 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 be entitled to possession of said premises.

Said first part waives 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 of the first part has hereunto set his hand the day and year first above written.

William S. Cochran

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 his hand this day of 192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, G. P. Sheehan

on this 28th day of December 1923, personally appeared within and foregoing

William S. Cochran to me known to be the identical person who executed the above instrument

and acknowledged to me that he executed the same as his 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 June 28th 1927. (Seal)

G. P. Sheehan,

Notary Public