

COMPARED

MORTGAGE RECORD No. 472

NO. 254122 C.M.J.

BLACK PRINTING CO. TULSA

10709

FROM and to

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 24 day of March 1924 at 11:00 o'clock A.M. and duly recorded in Book 472 on page 426

Fees \$.

O. C. Weaver,

(Seal)

County Clerk

By Brady Brown, Deputy

THIS INDENTURE, Made this 16th day of July A. D. 1923, between C. L. Rake and Floral Rake, his wife, of Tulsa County, in the State of Oklahoma, part 108 of the first part and Anna Painter of Tulsa, Oklahoma, part V of the second part;

WITNESSETH, That said part 108 of the first part, in consideration of the sum of Seventeen Hundred and Two & 48/100 Dollars the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part V 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 Sixteen (16) in Block Seventeen (17) in Cherokee Heights Addition to the city of Tulsa, State of Oklahoma, according to the recorded plat thereof.

#1.

State of Oklahoma, Tulsa County, ss.

Before me Chas. W. Wortman, a Notary Public in and for said County and State, on this 16th day of July 1923, personally appeared C. L. Rake and Flora Rake, his wife, to me known to be the identical persons who executed the within and foregoing 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 Sep. 18, 1924. (Seal) Chas. W. Wortman, Notary Public.
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 thirty-four promissory notes of even date herewith. One for \$50.00 each due dated July 15, 1922, one for \$52.48 dated July 15, 1922, numbered from 1 to 34 inclusive, the first of which is due May 15, 1925, remaining 192 notes due monthly.

made to Anna Painter

or order, payable at eight at maturity with eight per cent interest per annum, payable semi-annually and signed by C. L. Rake and Floral Rake, his wife,

Said first part 108 hereby covenant that they are owner. In fee simple of said premises and that they are free and clear of all incumbrances, except 1st mtg. for \$2000.00

That they have good right and authority to convey and encumber the same and the said part 108 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 108 agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 108 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 mortgagee will pay to the said mortgagee Anna Painter a reasonable amount 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 same manner as the principal debt hereby secured.

Now if said first part 108 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 eight 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 108 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 108 of the first part ha. V. hereunto set their hand the day and year first above written.

C. L. Rake
Floral Rake

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS That Anna Painter of Chicago, Cook County, Illinois, the within named mortgagee, in consideration of the sum of ONE DOLLARS to me in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set out and convey unto Ralph E. Martin his 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. his hand this 19th day of February 1924 Anna Painter

STATE OF OKLAHOMA, Cook County, ss.

Before me, Nellie J. Towers, a Notary Public in and for said County and State on this 19th day of February 1924, personally appeared Anna Painter to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her 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 26th, 1927. (Seal) Nellie J. Towers, Notary Public

#1.