

COMPALED
NO. 256420 C.M.J.

MORTGAGE RECORD No. 472

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 23 day of April 1924 at 9:30 o'clock A. M.

and duly recorded in Book 472 on page 469

Fees \$

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this 15th day of April A. D. 1924, between

J. W. Short and Mary A. Brown

of Tulsa County, in the State of Oklahoma, part 108 of the first part

and H. B. Brown

of Tulsa County

part 108 of the second part;

WITNESSETH, That said part 108 of the first part, in consideration of the sum of

Four Thousand (\$4000.00)

Dollars

the receipt of which is hereby acknowledged, do hereby these presents grant, bargain, sell and convey unto said part 108 of the second part his heirs

and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

All of Lots Numbered Three (3) Four (4) and Five (5) in Block Numbered One (1) Sunrise Addition to Sand Springs, according to the recorded plat thereof. The consideration hereof being for purchase price of said above described property.

ENDORSEMENT

I hereby certify that I received \$400 and issued Receipt No. 14608 for the payment of mortgage No. 472 on the 23 day of April 1924. W. P. Nelson

To have and to hold the same, together with all and singular, the tenements, hereditaments and appurtenances thereto 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 \$4000.00 due Said sum payable in installments of \$50.00 per month, beginning May 15th 1924, and on 15th of each month thereafter. 1924 made to H. B. Brown

or order, payable at Central Nat. Bank after maturity

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

J. W. Short and Mary A. Brown

Said first part 108 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 the 108 will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 108 agree to insure the buildings on said premises in the sum of \$2500.00 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 mortgagor will pay to the said mortgagee ten per cent of the 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 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 manner as the principal debt hereby secured.

Now if said first part 108 shall pay or cause to be paid to said second part 108 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 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 of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said part 108 of the first part has hereunto set their hand the day and year first above written.

J. W. Short

Mary A. Brown

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, W. P. Nelson

on this 22nd day of April 1924, personally appeared

J. W. Short and Mary A. Brown

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 hand and notarial seal on the day and date last above written.

WITNESS my official hand and seal the day and year above set forth. My commission expires April 11, 1925. (Seal)

W. P. Nelson,

Notary Public