

COMPALED
NO. 256626 C.M.J.

MORTGAGE RECORD No. 472

BLACK PRINTING CO. TULSA

MORTGAGE ENFORCEMENT

14650 and issued
FROM
of payment of mortgage

25 April 1924

25 April 1924

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 25 day of

April 1924 at 2:20 o'clock P.M.

and duly recorded in Book 472 on page 472

Fees \$

(Seal) O. G. Weaver,

By Brady Brown,

County Clerk

Deputy

THIS INDENTURE, Made this 25th day of April A.D. 1924, between
Henry A. Jenson and Georgia E. Jenson, his wife,
of Tulsa County, in the State of Oklahoma, part 108 of the first part
and Effie Stryker, a widow
of Tulsa, Tulsa County, Oklahoma part 108 of the second part;
WITNESSETH, That said part 108 of the first part, in consideration of the sum of
Sixteen thousand and No/100 Dollars
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 108 of the second part her heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma to-wit:

The Southerly Thirty-nine and one-half (39½) feet of Lot Three (3) and the Northerly
Ten and one-half (10½) feet of Lot Four (4) all in Block Number Six (6) in Friend
and Gillette Addition to the city of Tulsa, Tulsa County, State of Oklahoma, according
to the recorded plat thereof.

The parties of the first part reserve the right to pay any part or all of this mortgage
and notes secured thereby at any interest paying date (November 1st and May 1st of each
year) by giving thirty (30) days written notice to the holder of said mortgage and notes
secured thereby.

To have and to hold the same, together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise apper-
taining forever.

This conveyance is intended as a mortgage to secure the payment of Three (3)
with. One for \$1,000.00 due May 1st, 1927; One for \$1,000.00 due May 1st, 1928, and the other
for \$14,000.00 due May 1st, 1929
made to Effie Stryker

or order, payable at Exchange Trust Company, Tulsa, Oklahoma.
seven (7) from May 1st 1924 until due and 10% after maturity until paid.
with per cent interest per annum, payable semi-annually and signed by
Henry A. Jenson and Georgia E. Jenson, 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.

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 \$1,000.00 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 mortgagee will pay to the said mortgagee Sixteen 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 108 shall pay or cause to be paid to said second part 108, her heirs or assigns said
sum of money in the above described note 108 mentioned, together with the interest thereon according to the terms and tenor of said note 108
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 (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 108 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 have hereunto set their hand and seal the day and year first above written.

Henry A. Jenson

Georgia E. Jenson

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, the undersigned, a Notary Public in and for said County and State

on this 25th day of April 1924, personally appeared

Henry A. Jenson and Georgia E. Jenson, his wife, to me known to be the identical person who executed the above instrument

and acknowledged to me that th. 108 executed the same as th. 108 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 Dec. 22, 1924. (Seal)

C. T. Scott,

Notary Public