

MORTGAGE RECORD No. 472

NO. 258734 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

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This instrument was filed for record on the

May

1924

at 2:50

P.M.

and duly recorded in Book 472 on page 522

Fees \$

(Seal)

O. G. Weaver,

County Clerk

By

Brady Brown,

Deputy

THIS INDENTURE, Made this 21st day of May A. D. 1924, between

Mabel C. Black and W. M. Black, her husband

of Tulsa County, in the State of Oklahoma, part 198 of the first part
and J. E. Roth
of Tulsa, Okla. part 7 of the second part;WITNESSETH, That said part 198 of the first part, in consideration of the sum of
Three thousand five hundred and No/100 Dollars
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 7 of the second part his heirs
and assigns, all the following described real estate situated in Tulsa County and State of
Oklahoma to-wit:The North Half (N $\frac{1}{2}$) of Lot Ten (10) and the South Half (S $\frac{1}{2}$)
of Lot Nine (9) in Block One (1) Lakeview Addition to the
city of Tulsa, Oklahoma, according to the recorded plat thereof.

#1. and shall be entitled to the appointment of a receiver

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 one promissory note of even date here-
with. One for \$3500.00 due May 21st, 1927

made to J. E. Roth

or order, payable at Tulsa, Okla.

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

Mabel C. Black and W. M. Black

Said first part 198 hereby covenant that they are the owner in fee
simple of said premises and that they are free and clear of all incumbrancesThat they have good right and authority to convey and encumber the same and
the 7 will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 198 agree to insure the buildings on said
premises in the sum of \$3500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 198
agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.Said first part 198 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 sixty and No/100 Dollars
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 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. #1.Now if said first part 198 shall pay or cause to be paid to said second part 7 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 ten 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. #1.

Said first part 198 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 198 of the first part has hereunto set their hand the day and year first above written.

Mabel C. Black
W. M. Black

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
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 has hereunto set hand this day of
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STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned

on this 21st day of May 1924, personally appeared within and foregoing

Mabel C. Black and W. M. Black, her husband to me known to be the identical person who executed the above 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 6-18-25, 192 (Seal)

C. E. Richardson,

Notary Public