

MORTGAGE RECORD No. 472

N61556 C.L.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 27 day of

June 1924 at 11:20 o'clock A.M.

and duly recorded in Book 470 on page 592

TO

Fees \$ (SEAL)

O. G. Weaver

County Clerk

By Brady Brown

Deputy

THIS INDENTURE, Made this 26th day of June A. D. 1924 between F. O. Sharp and Anna Lee Sharp his wife of Tulsa County, in the State of Oklahoma, parties of the first part and I. W. Oliver and Lizzie Oliver his wife of Tulsa parties of the second part; WITNESSETH, That said parties of the first part, in consideration of the sum of Eight Hundred sixty and no/100 Dollars the receipt of which is hereby acknowledged, do hereby by these presents grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

All of Lot Seven (7) in Block One (1)
Olivers Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the
recorded plat thereof;

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 \$860.00 due and payable as follows: \$20.00 on July 2nd 1924 and a payment of \$20.00 on the 2nd of each and every month thereafter until paid in full 1924 made to I. W. & Lizzie Oliver

or order, payable at Tulsa with Eight per cent interest per annum, payable semi-annually and signed by F. O. Sharp and Anna Lee Sharp

Said first parties hereby covenant that they are the owner owner in fee simple of said premises and that they are free and clear of all incumbrances except a \$1500.00 Mtg. to Home B. L.

That they have good right and authority to convey and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of \$1500.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first parties agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties 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 One Hundred & 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 parties shall pay or cause to be paid to said second parties 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.

Said first parties waive notice of election to declare the whole debt above and also the benefit to stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands the day and year first above written.

F. O. Sharp

Anna Lee Sharp

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, Howard E. Walford

on this 26th day of June 1924, personally appeared F. O. Sharp and Anna Lee Sharp 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 hand and notarial seal on the day and date last above written.

My commission expires APR 23rd 1928 (SEAL)

Howard E. Walford

Notary Public