

MORTGAGE RECORD No. 472

NO. 262247 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 7 day of July 1924 at 3:10 o'clock P.M.

and duly recorded in Book 472 on page 611

Fees \$.

O. G. Weaver,

(Seal)

Brady Brown,

County Clerk

By

Deputy

THIS INDENTURE, Made this Sixteenth day of June A. D. 1924, between F. D. Manahan and his wife, Mable B. Manahan

of Tulsa, Tulsa County, in the State of Oklahoma, part 198 of the first part and Jas. B. Bragassa

of Tulsa, Tulsa County, Oklahoma part 1 of the second part;

WITNESSETH, That said part 198 of the first part, in consideration of the sum of

Seven Hundred and Fifty Dollars

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1 of the second part his heirs and assigns, all the following described real estate situated in Tulsa County and State of Oklahoma to-wit:

Lot Five (5) Block Two (2) in the Bragassa Sub Division of Lots One (1) and Two (2) of Clarence Lloyd Sub-division and a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section Thirty Five (35) Township Twenty (20) North, Range Twelve (12) East; according to the recorded plat thereof as filed for record in Tulsa County, State of Oklahoma, being an addition to the city of Tulsa, Oklahoma.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 42 and issued Certificate 15648 in payment of mortgage

7 day of July 1924

#1. and all rents and revenues derived therefrom.

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

second

This conveyance is intended as a mortgage to secure the payment of One promissory note of even date here-

with One for \$750.00 due June 16th, 1927 and signed by F. D. Manahan and Mable B. Manahan, providing for Ten (10%) per cent after maturity and Ten (10%) per cent Attorney fees made to Jas. B. Bragassa

or order, payable at his office, Tulsa, Okla.

with Eight per cent interest per annum, payable semi-annually on Dec. 16th, & June 16th in each year until due according to six interest coupon notes attached for \$30.00 each.

Said first part 198 hereby covenant that they are the lawful owners in fee simple of said premises and that they are free and clear of all incumbrances and that they are in possession of same.

That they have good right and authority to convey and encumber the same and the y 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 \$ 500.00 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 mortgagee will pay to the said mortgagee 10% on all sums due and unpaid 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 198 shall pay or cause to be paid to said second part y 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 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 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.

homes first part 198 waive notice of election to declare the whole debt as above and also the benefit to stay, valuation or appraisal laws, and all IN WITNESS WHEREOF, said part 198 of the first part hereby set their hand the day and year first above written.

F. D. Manahan

Mable B. Manahan

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 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 Sixteenth day of June 1924, personally appeared within and foregoing

F. D. Manahan and Mable B. Manahan to me known to be the identical person who executed the above instrument and acknowledged to me that they executed the same as a 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 6, 1928, 192 (Seal)

Grilla Belle Roby,

Notary Public