

MORTGAGE RECORD No. 472

NO. 262588 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 11 day of
 July 1924 at 11:50 o'clock A.M.
 and duly recorded in Book 472 on page 613
 Fees \$.

TO

O. C. Weaver,
 (Seal) County Clerk
 By Brady Brown, Deputy

THIS INDENTURE, Made this 13th day of March A.D. 1924, between
 Joseph G. Miller and Flora A. Miller, his wife
 of Tulsa County, in the State of Oklahoma, part 198 of the first part
 and Fred L. Knoblock
 of Tulsa, Oklahoma part 198 of the second part;
 WITNESSETH, That said part 198 of the first part, in consideration of the sum of
 Four Hundred Seventy-five and No/100 Dollars
 the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 198 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 Lot Two (2) in Block Eight (8) of the Woodward Park
 Addition to the city of Tulsa, Oklahoma, according to the
 recorded plat thereof.

REINFORCEMENT

15727
 12th July 4
 J.M.

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 TWO promissory notes of even date here-
 with. One for \$240.00 due payable \$15.00 per month beginning April 1, 1924; one for
 \$235.00 payable \$40.00 per month, beginning on or before July 1st, 1925.
 made to Fred L. Knoblock

or order, payable at Tulsa, Okla.
 eight monthly
 with per cent interest per annum, payable semi-annually and signed by
 Joseph G. Miller and Flora A. Miller

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 incumbrances except mtg. \$650.00 to Felix Quinlan dated May
 1, 1923, recorded Book 439, page 436, Records of Tulsa Co. Okla.

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 part 198 agree to insure the buildings on said
 premises in the sum of \$ 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 ten per cent 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 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.

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

Joseph G. Miller

Flora A. Miller

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS

That of Tulsa 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, M. W. Turner, a Notary Public in and for said County and State
 on this 13th day of March, 1924, personally appeared within and foregoing
 Joseph G. Miller and Flora A. Miller, his wife 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 Feb. 1, 1927. (Seal)

M. W. Turner,

Notary Public