

263681 O.M.J.
NO. _____

MORTGAGE RECORD No. 472

FROM

STATE OF OKLAHOMA, Tulsa County ss.

This instrument was filed for record on the 24th day of

July 1924 at 10:30 o'clock A.M.

and duly recorded in Book 472 on page 656

Fees \$.

O. G. Weaver,

(Seal)

County Clerk

By

Brady Brown,

Deputy

THIS INDENTURE, Made this 22nd day of July A. D. 1924, between

Gretta Ryan, a single woman

of Tulsa

County, in the State of Oklahoma,

part V of the first part

and Fred W. Steiner

Tulsa, Okla.

part VI of the second part;

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

Twenty-one hundred and No/100

Dollars

the receipt of which is hereby acknowledged, do hereby these presents grant, bargain, sell and convey unto said part V of the second part his heirs

and assigns, all the following described real estate situated in Tulsa, Oklahoma County and State of

Oklahoma to-wit:

All of Lot Thirteen (13) Block Two (2) in Edgewood Place Addition
to the city of Tulsa, Oklahoma, according to the recorded plat
thereof.

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 \$ 2100.00 due payable in installments of \$20.00 per month including interest,
beginning Sept. 1, 1924
made to Fred W. Steiner

or order, payable at Exc. Trust Company

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

Gretta Ryan

Said first part V hereby covenant that she is the owner in fee
simple of said premises and that they are free and clear of all incumbrances

except Mortgage to Oklahoma City Bldg. & Loan Assn.

she has

That she has good right and authority to convey and encumber the same and
S. he will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part V agree S. to insure the buildings on said
premises in the sum of \$ 1000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part V
agree S. to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part V further expressly agree S. 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 Two Hundred Fifty 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
judgment 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 V 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 (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.

Said first part V 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 V of the first part has hereunto set her hand the day and year first above written.

Gretta Ryan

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 her hand this day of
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STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned

a Notary Public in and for said County and State

on this 22 day of July 1924, personally appeared

within and foregoing

Gretta Ryan

and acknowledged to me that S. he 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 Jan. 10, 1927. 192 (Seal)

R. M. Alderson,

Notary Public