

NO. 240283 C.M.J.

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss.  
This instrument was filed for record on the 18 day of  
Sept. 1923 at 11:00 o'clock A.M.  
and duly recorded in Book 472 on page 75  
Fees \$

TO

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

THIS INDENTURE, Made this 18th day of September A. D. 1923, between  
Alex P. Bruce and Jeannie Bruce, his wife,

of Tulsa County, in the State of Oklahoma, part 108 of the first part  
and Maudie E. Adamson  
of The city of Tulsa, Okla. part 7 of the second part;

WITNESSETH, That said part 108 of the first part, in consideration of the sum of  
One Thousand 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 her heirs  
and assigns, all the following described real estate situated in Tulsa County and State of  
Oklahoma to-wit:

The East Fifty-five (55) feet of Lot Six (6), Block Twenty-six  
(26), Park Place Addition to the city of Tulsa, Oklahoma, according  
to the recorded plat thereof, subject however to a mortgage favor  
Home Building and Loan Association, for \$5000.00.

11553

18 Sept. 1923

A. James

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 (1)  
with. One for \$ 1,000.00 due Sept. 18th, 1924 promissory note of even date here-  
192

made to Maudie E. Adamson

or order, payable at Tulsa, Okla.

with ten per cent interest per annum, payable semi-annually and signed by  
Alex P. Bruce and Jeannie Bruce, his wife

Said first part 108 hereby covenant that they are the owner in fee  
simple of said premises and that they are free and clear of all incumbrances.

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 108 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 108  
agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 108 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 the sum specified in said note. Said first part 108 agree to 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.

Now if said first part 108 shall pay or cause to be paid to said second part Y her 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  
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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 108 waive notice of election to declare the whole debt as above and also the benefit to any valuation or appraisal laws.  
IN WITNESS WHEREOF, said part 108 of the first part ha Y hereunto set their hand S the day and year first above written.

Alex P. Bruce  
Jeannie Bruce

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  
192

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Mattie Sunderland, a Notary Public in and for said County and State  
on this 18th day of September 1923, personally appeared within and foregoing  
Alex P. Bruce and Jeannie Bruce, his wife to me known to be the identical person S who executed the above instrument  
and acknowledged to me that t. h. ay executed the same as t. h. ay 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 August 9, 1925. (Seal)

Mattie Sunderland,  
Notary Public