

BLACK PRINTING CO. TULSA

FROM

STATE OF OKLAHOMA, Tulsa County ss. 25th  
This instrument was filed for record on the  
Sept. 1923 at 4:50 o'clock P.M.  
and duly recorded in Book 472 on page 91  
Fees \$

TO

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

THIS INDENTURE, Made this 3rd day of August A.D. 1923, between  
S. H. Friedman and Fannie Friedman, husband and wife  
of Tulsa County, in the State of Oklahoma, ss. part 1st of the first part  
and W. R. Irving, Guardian of Reessie E. Irving,  
of Tulsa, part 1st of the second part;  
WITNESSETH, That said part 1st of the first part, in consideration of the sum of  
Two Thousand 00/100 Dollars  
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part 1st of the second part his heirs  
and assigns, all the following described real estate situated in Tulsa County and State of  
Oklahoma to-wit: The West forty five (45) feet of Lots One (1) and Two (2), in Block Ten (10)  
in Wakefield Addition to the city of Tulsa, in the county of Tulsa, and State of Oklahoma,  
and state of Oklahoma, according to the Recorded plat thereof.

State of Oklahoma, County of Rogers, ss.  
Before me, the undersigned, a Notary Public in and for said county and state, on this 8  
day of August 1923, personally appeared Fannie Friedman, wife of S. H. Friedman to me  
known to be the identical person who executed the within and foregoing instrument and  
acknowledged to me that she executed the same as her free and voluntary act and deed for  
the uses and purposes therein set forth. My commission expires Aug. 23, 1925.  
(Seal) J. B. Long, Notary Public

Record No. 11676  
tax on the within mortgage  
Dated this 26 day of Sept 1923

To have and to hold the same, together with all and singular, the tenements, hereditaments and appurtenances thereto belonging, unto the heirs and assigns of the said part 1st of the second part, forever.

This conveyance is intended as a mortgage to secure the payment of one promissory note of even date herewith. One for \$ 2000.00 due August 3, 1926

made to W. R. Irving, Guardian of Reessie E. Irving

or order, payable at Tulsa, Oklahoma  
with Eight per cent interest per annum, payable semi-annually and signed by  
S. H. Friedman and Fannie Friedman

Said first part 1st hereby covenant that they are the owners 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 they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part 1st agree to insure the buildings on said premises in the sum of \$ 2000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first part 1st agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first part 1st 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 Two hundred 00/100 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 part 1st shall pay or cause to be paid to said second party 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 1st 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 1st of the first part have hereunto set their hand and seal the day and year first above written.

S. H. Friedman  
Fannie Friedman

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 1923

STATE OF OKLAHOMA, Tulsa County, ss.  
Before me, P. L. Long, a Notary Public in and for said County and State on this 7th day of August 1923, personally appeared S. H. Friedman, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his 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 September 6th 1923. (Seal) P. L. Long, Notary Public