

My commission expires Nov. 17, 1927

(SEAL)

E. W. Clark, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 31, 1923 at 8:30 o'clock A. M.
in Book 482, page 272

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

247851 C. J.

TULSA DEEDS ENDORSEMENT

I hereby certify that I received \$120 and issued
Receipt No. 13137 for a payment of mortgage
tax on the within mortgage.

Dated this 2 day of Jan. 1924
W. W. Staley, County Treasurer

Deputy

REAL ESTATE MORTGAGE

COMPARED

THIS INDENTURE, Made this 20th. day of Dec. A. D. 1923
between Magga Peet Beaver and her husband J. C. Beaver
of Tulsa County, in the State of Oklahoma parties
of the first part, and Luella E. Marshall of Tulsa
party of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of
Twelve Hundred Forty and no/100 DOLLARS the receipt of which is hereby acknowledged, do
by these presents grant, bargain, sell and convey unto said party 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 Forty-three (43) feet of the West Eighty-seven (87) feet of
Lot Two (2) of the Fourth Oak Grove Addition to the City of Tulsa,
according to the recorded plat thereof;

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

This conveyance is intended as a mortgage to secure the payment of one promissory
note of even date herewith. One for \$1240.00 due-----19-----n
Copy attached

\$1240.00

Tulsa, Oklahoma, Dec. 20th. 1923

On or before seventy two months after date, we promise to pay to Luella E. Marshall
or order, at Tulsa, Oklahoma, the sum of Twelve Hundred Forty and no/100 Dollars, said sum
to be paid in semi-annual installments of One Hundred Three & 33/100 (\$103.33) Dollars, com-
mencing with the first installment falling due in the 20th. day of June 1924, and an install-
ment of same sum falling due each and every six months, thereafter until the full sum has
been fully paid. If any installment is not paid when due, such sums shall draw interest at
the rate of 10% per annum, from due date until paid.

copy

Magga Peet Beaver

J. C. Beaver

Said first parties hereby covenant that/are the owners in fee simple of said pre-
mises and that they are free and clear of all incumbrances Except a mortgagee for \$3000.00
to Standard Savings & Loan Assn. of Detroit, Michigan.

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 parties agree to insure the buildings on said premises in the sum of \$00000 for the
benefit of the mortgagee and maintain such insurance during the existence of this mortgage.
Said first parties agree to pay all taxes and assessments lawfully assessed on said pre-
mises before delinquent.

Said first part 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 \$120.00 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