

MORTGAGE RECORD, No. 57.

FROM

State of Oklahoma, Tulsa County, ss.

TO

This instrument was filed for record on the 8 day
of Jan A. D. 1912, at 3 o'clock P M.

Fee, \$

Seal.

H. C. Mackley

Register of Deeds.

By

Deputy.

MORTGAGE OF REAL ESTATE.—BANK DOWNSIDE BOOK CO., LEAVENWORTH, KAN. No. 19788.

State of Oklahoma
County of Tulsa

THIS INDENTURE, Made this 31st day of December, A. D. 1912, between
J. M. Key and Franchione V. Key his wife of Tulsa County, in the State of
 Oklahoma, of the first part, and Ben. Grayson, Guardian of Tulsa County, in the State of
 Oklahoma, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of Two hundred fifty and
no/100 Dollars (\$250.00),

the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said party of the second part his heirs and
 assigns, the following-described Real Estate, situated in Tulsa County, and State of Oklahoma, to-wit:
the south half of the north half of lot (2) two in block numbered forty and
(6) in the City of Tulsa, Oklahoma according to the official plat thereof. DOLLARS,

TO HAVE AND TO HOLD THE SAME unto the said party of the second part his heirs and assigns, together with all and singular the tenements,
 hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas said J. M. Key and Franchione V. Key
 have this day executed and delivered as certain promissory note in writing to said party of the second part, described as follows:
for \$250.00 payable one year after date at 7% interest.

and the first parties agree to keep the building insured for \$1,000.00
and the mortgagor agrees to pay \$25.00 attorney's fee and foreclosure.

Now, if said party of the first part shall pay or cause to be paid to said party of the 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 the same, then this mortgage shall be wholly discharged and void;
 and otherwise shall remain in full force and effect. But if said sum or sums of money or any part thereof, or any interest thereon, is not paid when the same is due, and if the
 taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due
 and payable, the whole of said sum or sums, and interest thereon, shall then become due and payable, and said party of the second part shall be entitled to the possession
 of said premises. And the said party of the first part for said consideration do hereby expressly waive an appraisal of said real estate and all benefit of the home-
 stead exemption and stay laws of the State of Oklahoma.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me M. L. Lynch of Tulsa
 in and for said County and State on this 31st day of December, 1912, personally appeared
J. M. Key and Franchione V. Key his wife to me known to be the identical persons who executed
 the within and foregoing 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 given under my hand, official seal
 My commission expires January 27th 1913 Seal. M. L. Lynch
Notary Public.

ASSIGNMENT.

KNOW ALL MEN BY THESE PRESENTS:
 That the of the County,
 in the State of Oklahoma, the within-named mortgage in consideration of the sum of the DOLLARS,
 to the in hand paid, the receipt whereof is hereby acknowledged, do hereby SELL, ASSIGN, TRANSFER, SET OVER and CONVEY unto
 heirs and assigns, the within mortgage deed, the real estate conveyed, and the promissory note, debts and claims thereby secured, and 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 hand this 31st day of December, 1912.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the 31st day of December, A. D. 1912, at 3 o'clock P M. Fee, \$

Register of Deeds.

\$ 19

RECEIPT.

Received of the the within-named mortgagor the the sum of the DOLLARS,
 and the DOLLARS,
 in full satisfaction of the within mortgage.