

MORTGAGE RECORD, No. 57.

FROM

State of Oklahoma, Tulsa County, ss.

COMPARED

TO

This instrument was filed for record on the 25 day of January A. D. 1910, at 3 o'clock P. M.

Fees, \$

Seal

H. C. Walker

Register of Deeds.

By Deputy.

MORTGAGE OF REAL ESTATE.—SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 19788.

THIS INDENTURE, Made this 25th day of January, A. D. 1910, between Lindley Beard and Annie Beard, his wife of Tulsa County, in the State of Oklahoma, of the first part, and E. H. Simmons of Tulsa County, in the State of Oklahoma, of the second part:

WITNESSETH, That said parties of the first part, in consideration of One Hundred

Dollars (\$100.00),

the receipt of which is hereby acknowledged, do hereby these presents, grant, bargain, sell and convey unto said parties of the second part, his heirs and assigns, the following-described Real Estate, situated in Tulsa County, and State of Oklahoma, to-wit:

Block Thirty (30) described as all that part of Lot (4) which adjoins Broadway Street and has a frontage of fifty feet on Broadway and a depth of One Hundred Dollars, forty (40) feet to a corner and a corner and the Fifty (50) feet in the City of Tulsa according to the government plat and survey thereof.

TO HAVE AND TO HOLD THE SAME unto the said parties 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 first parties have this day executed and delivered their certain promissory note in writing to said parties of the second part, described as follows:

Note dated Jan. 25th 1910 Amount One Hundred Dollars due on or before one year after date with interest at 10 per cent per annum from date.

Now, if said parties of the first part shall pay or cause to be paid to said parties 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 parties of the second part shall be entitled to the possession of said premises. And the said parties of the first part for said consideration do hereby expressly waive an appraisalment of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

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

Lindley Beard
Annie Beard

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Henry L. Reed, Notary Public

in and for said County and State on this 25th day of January, 1910, personally appeared Lindley Beard and Annie Beard 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.

My commission expires Jan. 17, 1911.

Henry L. Reed

ASSIGNMENT.

KNOW ALL MEN BY THESE PRESENTS:

That of County, in the State of Oklahoma, the within-named mortgage in consideration of the sum of and DOLLARS, to 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 day of 1910.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the day of A. D. 1910, at o'clock M. Fee, \$

Register of Deeds.

19

RECEIPT.

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