

MORTGAGE RECORD, No. 57.

FROM

State of Oklahoma, Tulsa County, ss.

This instrument was filed for record on the 22 day
of April, A. D. 1912, at 11 o'clock A. M.

Fees, \$

By

Deputy.

MORTGAGE OF REAL ESTATE.—SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 10788.

THIS INDENTURE, Made this 22 day of April, A. D. 1912, between
John W. Stratton and Lydia F. Stratton of Tulsa County, in the State of
Oklahoma, of the first part, and M. L. Nison of Tulsa County, in the State of
Oklahoma, of the second part:

WITNESSETH, That said parties of the first part, in consideration of eight hundred dollars (\$800.00)
the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said part of the second part his heirs and
assigns, the following-described Real Estate, situated in Tulsa County, and State of Oklahoma, to-wit:
Southwest 1/4 of Lot 2, in Block 25, Second Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the recorded plat thereof.
DOLLARS,

TO HAVE AND TO HOLD THE SAME unto the said part 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 John W. Stratton and Lydia F. Stratton
have this day executed and delivered to said part of the second part, described as follows:

One year after date we promise to pay to the order of M. L. Nison Eight hundred
dollars, interest included, with interest at the rate of 6% per annum from date and of the
interest to be paid annually to become as principal and thereafter at the same rate of interest. This
note is negotiable and payable without separation or discount and without any relief
or benefit of law or equity, and is not subject to any defense or discharge by reason of any
error or omission in the original or any subsequent copy.

Now, if said part of the first part shall pay or cause to be paid to said part 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 part of the second part shall be entitled to the possession
of said premises. And the said part 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 part of the first part have hereunto set their hands the day and year first above written.

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me,

Arthur T. Farmer, Notary Public,
in and for said County and State on this 22 day of April, 1912, personally appeared
John W. Stratton and Lydia F. Stratton, 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.

My commission expires May 29, 1913.

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 1912.

EXECUTED IN PRESENCE OF

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

Register of Deeds.

\$ 1912

RECEIPT.

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