

MORTGAGE RECORD, No. 57.

FROM

State of Oklahoma, Tulsa County, ss.

COMPARED

TO

This instrument was filed for record on the 25 day of April A. D. 1911, at 4:45 o'clock P. M.

Fees, \$

By *J. M. Wakefield* Deputy
H. C. Walkley Register of Deeds.

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

THIS INDENTURE, Made this 14th day of April, A. D. 1911, between *W. T. Edward and James Carlett* of *Tulsa* County, in the State of Oklahoma, of the first part, and *J. M. Wakefield* of " County, in the State of Oklahoma, of the second part:

WITNESSETH, That said part 4 of the first part, in consideration of *One hundred thirty and no/100* Dollars (\$ *130.00*), the receipt of which is hereby acknowledged, do hereby these presents, grant, bargain, sell and convey unto said part 4 of the second part *his* heirs and assigns, the following-described Real Estate, situated in *Tulsa* County, and State of Oklahoma, to-wit: *Lot 26 (1) in Block eight (8) Wakefield addition to the City of Tulsa, according to the recorded plat thereof.*

TO HAVE AND TO HOLD THE SAME unto the said part 4 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 *W. T. Edward and James Carlett* have this day executed and delivered *3* certain promissory notes in writing to said part 4 of the second part, described as follows:
One note for \$43.33 due six months from date.
One note for \$43.33 due one year from date.
One note for \$43.33 due eighteen months from date.
All notes bearing interest at the rate of eight per cent per annum from date until paid.

Now, if said part 4 of the first part shall pay or cause to be paid to said part 4 of the second part *his* heirs or assigns, said sum of money in the above-described notes 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 4 of the second part shall be entitled to the possession of said premises. And the said part 4 of the first part for said consideration do hereby expressly waive an appraisement of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

IN WITNESS WHEREOF, The said part 4 of the first part hereunto set *their* hand at the day and year first above written.

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, *A. B. Davis* Notary Public, in and for said County and State on this 27th day of April, 1911, personally appeared *W. T. Edward* and *James Carlett* to me known to be the identical person who executed the within and foregoing 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. My commission expires *November 26, 1911.*

ASSIGNMENT.

KNOW ALL MEN BY THESE PRESENTS: That *W. T. Edward and James Carlett* of *Tulsa* County, in the State of Oklahoma, the within-named mortgagee, in consideration of the sum of *130.00* Dollars, to *J. M. Wakefield* in hand paid, the receipt whereof is hereby acknowledged, do hereby SELL, ASSIGN, TRANSFER, SET OVER and CONVEY unto *his* 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 *his* hand this *27th* day of *April*, 1911.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the *27th* day of *April*, A. D. 1911, at *4:45* o'clock P. M. Fee, \$

Register of Deeds.

\$

RECEIPT.

Received of *J. M. Wakefield* the within-named mortgagor, the sum of *130.00* Dollars, and in full satisfaction of the within mortgage.