

Real Estate Mortgage Record

#53379

Wardman-Bright-Lug-Co., Okla., City.

FROM

STATE OF OKLAHOMA, Tulsa COUNTY, ss.

This instrument was filed for record on the 29 day of Feb A. D., 1913, at 8 o'clock A. M., and duly recorded in book 68 on page 245

By Lewis Allen Register of Deeds.
Deputy.

Fee, \$

FOR THE CONSIDERATION OF Two Hundred Fifty DOLLARS,
the receipt of which is hereby acknowledged, William E. Rogers
and Emma J. Rogers his wife, of Tulsa County, State of Oklahoma,
first party, hereby mortgage and convey to Sum Brothers Company of
Oklahoma City, Oklahoma Second part, the following real estate situated in Tulsa
County, State of Oklahoma, described as follows, to-wit:

The south East Quarter (1/4) of
section twelve (12) in
Township Twenty Two (22) North of
Range Thirteen (13) East of the
Indian Meridian.

together with all rents and profits therefrom and all improvements, appurtenances, now or hereafter in anywise belonging thereto; and the said first party hereby warrants the title thereto against all persons whomsoever. This mortgage is given as security for the performance of the covenants herein, and the payment of said second party, successors or assigns the principal sum of

one Hundred Twenty Five Dollars on the first day of March 1914.
one Hundred Twenty Five Dollars on the first day of March 1915.
This mortgage is subject Dollars on the first day of 19
to a prior mortgage of \$25.00
to Sum Bros Company

with interest thereon at the rate of 10 per cent per annum until maturity, and at Ten per cent per annum after maturity, said interest to be paid annually, principal and interest payable at the office of Sum Brothers Company, Oklahoma according to the conditions of the promissory note of the said William E. Rogers and Emma J. Rogers, his wife for said amount made and delivered unto said second party, being of even date herewith, and due as above stated.

The said first party shall not commit or suffer waste, shall pay all taxes and assessments upon said property, to whomsoever assessed, including personal taxes, before delinquent; shall keep the buildings thereon insured to the satisfaction of said second party for at least

10 Dollars, delivering all policies and renewal receipts to said second party; and upon the satisfaction of this mortgage will accept from the mortgagee a duly executed release of the same, have it recorded and pay for the recording.

A failure to comply with any of the agreements herein shall cause the whole debt secured hereby to at once become due and collectible, if said second party or assigns so elect, and no demand for fulfillment of conditions broken, nor notice of election to consider the debt due shall be necessary previous to commencement of suit to collect the debt hereby secured, or any part thereof, or to foreclose this mortgage. And in case of default, said second party may take immediate possession of said premises; and if suit is commenced to foreclose this mortgage, the said second party shall be entitled to have a receiver appointed to take charge of said real estate during such litigation and the period of redemption from sale thereunder, accounting to the mortgagor for the net income, only, applying the same in payment of any part of the debt secured hereby remaining unpaid, and upon sheriff's sale said first party waives the platting of homestead and agrees that said land may be sold in one body. All money paid by second party for insurance, taxes or assessments upon said property, or for taxes which may hereafter be levied upon this mortgage, and expense of continuation of abstract, and all expenses and attorneys fees incurred by said second party and assigns by reason of litigation with third parties to protect the lien of this mortgage, shall be recoverable against said first party, with penalties upon tax sales, and shall bear interest at the rate of Ten per cent per annum, payable semi-annually, and be secured by this mortgage as a part of the mortgage debt.

And in case of foreclosure hereof, said first parties hereby agree to pay the sum of Fifty and no/100 Dollars, attorney's fees in such foreclosure suit, to be secured by this mortgage, and for the consideration above hereby expressly waive the appraisal of said real estate and all benefits of the homestead and stay laws of the state.

Dated this Twenty Ninth day of March 1913.

STATE OF OKLAHOMA, Rogers COUNTY, ss.

William E. Rogers

Emma J. Rogers

On the 29th day of March A. D., 1913, before me, H. C. Ballman
a Notary Public in and for said County and State, personally appeared William E. Rogers and

Emma J. Rogers his wife personally to me known to be the identical person who executed the within and foregoing instrument as grantor and acknowledged to me that they they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at

Oklahoma, on the day and date last above written.

(seal) H. C. Ballman Notary Public.

My Notarial Commission expires March 24 1917.

STATE OF OKLAHOMA, COUNTY, ss.

On the day of A. D., 19, before me
a Notary Public in and for said County and State, personally appeared and

personally to me known to be the identical person who executed the within and foregoing instrument as grantor and acknowledged to me that executed the same as free and voluntary act and deed for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at

on the day and date last above written.

Notary Public.

My Notarial Commission expires 19.

State of Oklahoma Tulsa County Tulsa Okla
I hereby certify that this instrument was filed
for record in my office Apr 4 - 1913 at
2:15 o'clock P M and duly recorded in second
58 page 242 Lewis Allen Register of Deeds
(seal)