

MORTGAGE RECORD

37860

SAML DOWNSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20769

MORTGAGE

THIS INDENTURE, Made this sixteenth day of January in the year of our Lord One Thousand NineHundred and twelve between James M. Houston & Lula F. Houston, his wife of the County of Tulsa and State of Oklahoma, of the first part, and The Deming Investment Company of the second part:WITNESSETH, That the said party of the first part in consideration of the sum of One Hundred Ninetyeight and 67/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do GRANT, BARGAIN, SELL AND MORTGAGE to the said party of the second part, his heirs, administrators or assigns, forever, all that tract or parcel of land situated in the County of Tulsa in the State of Oklahoma, described as follows, to-wit:The North West Quarter of the North East Quarter of Section Thirty-six (36) Township Eighteen (18) North, Range Twelve (12) Eastof the Indian Meridian, containing in all 40 acres, more or less, according to the Government survey thereof.And it is hereby mutually agreed that in case the party of the second part, or its assigns, should hereafter appear in any of the land departments or offices of the general Government, or in any court, in order to preserve or protect the title hereinbefore warranted, all costs and expenditures made in that behalf shall be added to the amounts hereby secured and shall bear interest at the same rate, with the appurtenances, rents, issues and profits and all the estate, title and interest of said part ies of the first part therein. And the said party of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, and will WARRANT AND DEFEND the title to the same, and that the same is free and clear of all incumbrances of whatsoever kind except a certain mortgage for \$ 500.00 given to THE DEMING INVESTMENT COMPANY.THIS GRANT is intended as a MORTGAGE to secure the payment of the sum of One hundred Ninetyeight + 67/100 DOLLARS, payable as follows, to-wit:
\$ 100.67 Jan'y 1st, 10/13; \$ 98.00 Jan'y 1st, 10/14; \$ 1st, 10/15
\$ 1st, 10/16; \$ 1st, 10/17; \$ 1st, 10/18; \$ 1st, 10/19; \$ 1st, 10/20;at the office of THE DEMING INVESTMENT COMPANY, Oswego, Kansas, according to the terms of two certain promissory notes of this day executed and delivered by the said party of the first part to the said party of the second part; and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof or interest thereon when due, or the taxes, or if any installment of principal or interest of any mortgage or lien prior to this are not paid when the same are due and payable, or if the insurance is not kept in force thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said party of the second part, his heirs, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part, his heirs, administrators or assigns; and out of all the moneys arising from such sale to retain the amount due for principal and interest, taxes and penalties thereon, and interest on delinquent taxes at the rate fixed by law, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand to the said party of the first part, their heirs or assigns.

And said mortgagee further expressly agree that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose the same, as herein provided, the mortgagee will pay to said plaintiff fifty dollars as a reasonable attorney's or solicitor's fee therefor, in addition to all other legal costs and statutory fees; said fee to be due and payable upon the filing of petition for foreclosure and the same shall be a further charge and lien upon the said premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action as aforesaid, and collected and the lien hereof enforced in the same manner as the principal debt hereby secured. It is expressly stipulated that upon default herein suit to foreclose this mortgage may be brought in County where real estate mortgaged is situated regardless of residence of mortgagors, or either of them, and all objections to venue of such suit are hereby expressly waived.

IN WITNESS WHEREOF, The said party of the first part ha ve hereunto set their hand and seal the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF

W. W. Yeager
M. A. SteeleJames M. Houston (SEAL)
Lula F. Houston (SEAL)State of Oklahoma, Tulsa County, ss.Before me, Herschel B. Hamilton a Notary Public, in and for said County and State, on this 19th day of January 1912 personally appearedJames M. Houston and Lula F. Houston
his wifeto me known to be the identical person 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.

WITNESS my hand and official seal the day and year last above set forth.

My commission expires Mar 31 1914.Herschel B. Hamilton
Notary Public.

ASSIGNMENT

For and in consideration of the sum of DOLLARS, to in hand paid, the receipt of which is hereby acknowledged do hereby transfer to the within mortgage and note thereby secured, without recourse.IN WITNESS WHEREOF, have hereunto set hand this day of 19 State of County, ss.On this day of 19 before me, a Notary Public, in and for said County, personally appeared

who is to me personally known to be the identical person who executed the foregoing assignment, and duly acknowledged the execution of the same to be his voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and date last above written.

My commission expires A. D. 19

Notary Public.

State of Oklahoma, County of Tulsa, ss.

This instrument was filed for record on the 29 day of Jan A. D. 1912 at 8:05 o'clock a.m.By Deputy. H. C. Walberg Register of Deeds.(Seal)

to the legal holder of this mortgage may at his option pay such taxes, assessments or installments of principal or interest, or when due and payable, as the mortgagee or assignee may elect, or refuse to pay, and the same shall be secured by this mortgage; and