

MORTGAGE RECORD.

FROM

State of Oklahoma, Tulsa County, ss.

TO

This instrument was filed for record on the 13 day
of Jan A. D. 1911, at 10:30 o'clock A. M.

Fees, \$
By *Seaf*

H. W. Walckley
Register of Deeds.

Deputy.

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

THIS INDENTURE, Made this 15th day of November A. D. 1910, between *Ross Groeschart* and *Emma S. Groeschart* his wife of *Tulsa* County, in the State of Oklahoma, of the first part, and *John Pitt* of *Tulsa* County, in the State of Oklahoma, of the second part:

WITNESSETH, That said party of the first part, in consideration of *two thousand* Dollars (\$ *2,000.00*), the receipt of which is hereby acknowledged, do hereby presents grant, bargain, sell and convey unto said party of the second part, *his* heirs and assigns, the following-described Real Estate, situated in *Tulsa* County, and State of Oklahoma, to-wit: *all of the south fifty (50) feet of lot three (3) in block one hundred and six (100) in the city of Tulsa, to secure the payment of two thousand (\$2,000.00) DOLLARS, and the interest thereon at 8% per annum to the party of the second part.*

TO HAVE AND TO HOLD THE SAME unto the said party 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 *Ross Groeschart & Emma S. Groeschart* have this day executed and delivered *one* certain promissory note in writing to said party of the second part, described as follows:

\$2,000.00 *one* year after date *one* promise to pay to the order of *John Pitt* *two thousand dollars* *plus* *interest* *at 8% per annum* *on the principal*

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

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

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, *T. D. Evans* Notary Public
in and for said County and State on this *15th* day of *January*, 1911, personally appeared *Ross Groeschart* and *Emma S. Groeschart* 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 *Feb 19* 1911 *Seaf* Notary Public.

ASSIGNMENT.

KNOW ALL MEN BY THESE PRESENTS:

That *Emma S. Groeschart* of *Tulsa* County, in the State of Oklahoma, the within-named mortgagee in consideration of the sum of *two thousand* DOLLARS, to *John Pitt* 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 ha hereunto set hand this *15th* day of *January* 1911.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the *15th* day of *January* A. D. 1911, at *10:30* o'clock *A. M.* Fees, \$
Register of Deeds.

RECEIPT.

Received of *John Pitt* the within-named mortgagor the sum of *two thousand* DOLLARS, in full satisfaction of the within mortgage.