

MORTGAGE RECORD

MORTGAGE OF REAL ESTATE.

THIS INDENTURE, Made this 29th day of November, 1912, between Henry Knisee and Marnie J. Knisee, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, and UNION TRUST COMPANY, a corporation of the State of Oklahoma, of Tulsa, Oklahoma, party of the second part:

WITNESSETH, That said parties of the first part in consideration of the sum of Eleven Hundred Twenty-six 88/100 DOLLARS, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all the following-described real estate, situated in the County of Tulsa State of Oklahoma, to-wit:

A part of lot Four (4) in Block Seventy six (76) in the City of Tulsa, Oklahoma, more particularly described as follows: Beginning at a point on the north line of First Street Fifty five (55) feet easterly from the Southwest corner of said lot Four (4) thence Northwesterly parallel with westerly line of said lot Four (4) One hundred (100) feet thence North Easterly parallel with First Street Twenty five (25) feet thence at right angles South easterly One hundred (100) feet thence South westerly on north line of First Street Twenty five (25) feet to place of beginning.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

This conveyance is intended as a mortgage to secure the payment of One promissory note of even date herewith. One for \$ 1126.88 due February 27th 1911 made to UNION TRUST COMPANY, or order, payable at its offices in Tulsa, Oklahoma, with eight per cent. interest per annum thereon from date payable semi-annually, and five per cent. as attorney fees if placed in the hands of an attorney for collection and paid without suit, and an additional attorney's fee of \$ 75.00 if suit is brought to foreclose this mortgage.

Said parties of the first part hereby covenant that they are owners in fee simple of said premises and that they are free and clear of all incumbrances. That they have good right and authority to convey and encumber the same, and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said parties of the first part agree to insure the buildings on said premises in the sum of \$ for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said parties of the first part to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Now if said parties of the first part shall pay or cause to be paid to party of the second part, its successors or assigns, said sum of money in the above-described note, and shall make and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void; otherwise shall remain in full force and effect. If such insurance is not effected and maintained, or if any or all taxes and assessments which are or may be levied and assessed lawfully against said premises or any part thereof are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent. per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected or maintained, or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt, including attorney's fees and to foreclose this mortgage; and shall become entitled to the possession of said premises.

Said parties of the first part waive notice of election to declare the whole debt due, as above stated, and also the benefit of stay, valuation or appraisal laws.

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

Henry Knisee
Marnie J. Knisee

STATE OF OKLAHOMA, COUNTY OF TULSA, ss.

Before me, F. L. Dunn, a Notary Public, in and for said County and

State, on this 2nd day of December, 1912, personally appeared

Henry Knisee and Marnie J. Knisee and

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.

Witness my hand and official seal.

My commission expires Nov. 28, 1912 F. L. Dunn Notary Public.

STATE OF OKLAHOMA, COUNTY OF TULSA, ss.

This instrument was filed for record on the 8 day of Dec, 1912, at 4:30 o'clock P. M.

By H. B. Mackey Deputy. Register of Deeds.