

COMPALED

## MORTGAGE RECORD

## MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this First day of May, A. D. 1911, between Virginia Duncan and Frank E. Duncan her husband of Tulsa County, in the State of Oklahoma, of the first part, and T. P. McQuinn of Des Moines, Iow County, in the State of Iowa, of the second part:

WITNESSETH, That said parties of the first part, in consideration of

Four Thousand Dollars Dollars (\$4000), the receipt of which is hereby acknowledged, do hereby 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: Lot numbered Seven (7) eight (8) nine (9) ten (10) eleven (11) twelve (12) thirteen (13) fourteen (14) fifteen (15) sixteen (16) seventeen (17) eighteen (18) nineteen (19) twenty (20) twenty-one (21) twenty-two (22) all in Block numbered Ten (10) Overlook park Addition to the city of Tulsa, State of Oklahoma as per amended plat on file with the Register of Deeds of said Tulsa County Oklahoma

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 Virginia Duncan and Frank E. Duncan have this day executed and delivered their certain promissory note in writing to said party of the second part, described as follows:

One promissory note of Four Thousand (\$4000.00) Dollars due on or before one year from date May 1st 1911, with interest at the rate of Eight per cent per annum

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 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 parties of the first part have hereunto set their hand and the day and year first above written.

Virginia Duncan

Frank E. Duncan

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, James Bowen Notary Public in and for said County and State, on this 1st day of May, 1911, personally appeared Virginia Duncan and Frank E. Duncan to 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.

My commission expires Feb 10 1914 James Bowen

## ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

That Virginia Duncan and Frank E. Duncan of Tulsa County, in the State of Oklahoma, the within-named mortgagor, in consideration of the sum of Four Thousand Dollars, to James Bowen in hand paid, the receipt whereof is hereby acknowledged, do hereby SELL, ASSIGN, TRANSFER, SET OVER and CONVEY unto James Bowen 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 mortgagor, have hereunto set their hand this 1st day of May, 1911.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the 6th day of May, A. D. 1911, at 1:15 o'clock P. M. Fee, \$1.00 Register of Deeds.

## RECEIPT

Received of James Bowen the within-named mortgagee, the sum of Four Thousand Dollars, in full satisfaction of the within mortgage.

STATE OF OKLAHOMA, TULSA COUNTY, ss.

This instrument was filed for record on the 6th day of May, A. D. 1911, at 1:15 o'clock P. M. Fees, \$1.00 By James Bowen Deputy Register of Deeds.