

COMPARED

# MORTGAGE RECORD

417

#32295

SAME RODENWORTH BOOK CO., LEAVENWORTH, KAN. No. 21051

## MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this 16 day of June A. D. 1911, between John Fields, Guardian of Lerna Perkins minor of Tulsa County, in the State of Oklahoma, of the first part, and Lerna S. Twist of Tulsa County, in the State of Oklahoma, of the second part:

WITNESSETH, That said party of the first part, in consideration of Six Hundred seventy five and no/100 Dollars (\$675.00), the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, the following-described Real Estate, situated in Tulsa County, and State of Oklahoma, to-wit:

North East Quarter of Section Sixteen (16), Township Eighteen (18) North of Range Thirteen (13) East, containing 160 acres, said mortgage being given by said Guardian for said minor by virtue of an order of the County Court, Tulsa County, Oklahoma, dated June 9, 1911.

TO HAVE AND TO HOLD THE SAME unto the said party of the second part, her 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 Guardian has this day executed and delivered his certain promissory note in writing to said party of the second part, described as follows:

\$675.00 Tulsa, Oklahoma June 16, 1911, On or before two years after date I promise to pay to the order of Lerna S. Twist, Six Hundred seventy five and no/100 Dollars, at office of E. Reichardt, Tulsa, Oklahoma, Value reserved with interest at 8 per cent per annum from date. Signed John Fields Guardian of Lerna Perkins

Now, if said party of the first part shall pay or cause to be paid to said party of the second part, her 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 does 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 party of the first part has hereunto set his hand the day and year first above written.

John Fields  
Guardian of  
Lerna Perkins

### STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, James B. Rucker, Notary Public in and for said County and State, on this 16 day of June 1911 personally appeared John Fields and Guardian of Lerna Perkins to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires April 19, 1913 James B. Rucker  
(Seal) Notary Public

### ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

That in the State of Oklahoma, the within-named mortgagor in consideration of the sum of Dollars, to in hand paid, the receipt whereof is hereby acknowledged, do hereby SELL, ASSIGN, TRANSFER, SET OVER and CONVEY unto 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 has hereunto set his hand this day of 19

EXECUTED IN PRESENCE OF

This assignment was filed for record on the day of A. D. 1911, at o'clock M. Fee, \$ Register of Deeds.

### RECEIPT

Received of the within-named mortgagor the sum of Dollars, in full satisfaction of the within mortgage.

### STATE OF OKLAHOMA, TULSA COUNTY, ss.

This instrument was filed for record on the 17 day of June A. D. 1911, at 11:30 o'clock a. M. Fee, \$ Deputy.

(Seal)

H. O. Walley  
Register of Deeds.