

## MORTGAGE RECORD

#33125

BANK OF OKLAHOMA, INC., LAWYERS, KAN. No. 21051

COMPARED

## MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this 24th day of July, A. D. 1911, between Olive Martin, a single woman of Rogers County, in the State of Oklahoma, of the first part, and Hiram Stephens of Rogers County, in the State of Oklahoma, of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of Three Hundred and no/100 (\$ 300.00) Dollars & the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said part 1st of the second part, his heirs and assigns, the following-described Real Estate, situated in the County of Tulsa County, and State of Oklahoma, to-wit: (N 3/4) of the Northeast Quarter (23 1/4) of Section Thirty (30) Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, containing Twenty (20) acres, more or less,

TO HAVE AND TO HOLD THE SAME unto the said part 1st of the second part, 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 Olive Martin, has this day executed and delivered one certain promissory note in writing to said part 1st of the second part, described as follows:

\$ 300.00, Claremore, Okla, July 24th, 1911,  
October 24th, 1911, after date, waiving grace  
for value received, I promise to pay to the  
order of Hiram Stephens the sum of  
Three Hundred (\$ 300.00), with interest thereon  
at the rate of ten per cent from date  
hereof until paid,

Now, if said part 1st of the first part shall pay or cause to be paid to said part 1st of the second part, 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 are 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 part 1st of the second part shall be entitled to the possession of said premises, and the said part 1st 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 part 1st of the first part has hereunto set her hand the day and year first above written.

Olive Martin

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, E. F. Johnston,  
in and for said County and State, on this 24th day of July, A. D. 1911, personally appeared Olive Martin, a single woman,  
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Witness my hand and official seal the day and year above set forth.  
My commission expires Dec. 14th 1913. E. F. Johnston  
Notary Public

KNOW ALL MEN BY THESE PRESENTS:

## ASSIGNMENT

That one of one County, in the State of Oklahoma, the within-named mortgagor, in consideration of the sum of one Dollars, to one 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 her hand this 24th day of July, 1911.

EXECUTED IN PRESENCE OF

This assignment was filed for record on the 25th day of Jul, A. D. 1911, at 8 o'clock a M. P. M. Fee, \$1.00. Register of Deeds.

## RECEIPT

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

STATE OF OKLAHOMA, TULSA COUNTY, ss.

This instrument was filed for record on the 25th day of Jul, A. D. 1911, at 8 o'clock a M. Fees, \$1.00. H. C. Walkley Register of Deeds.

By (Seal) Deputy.

\* Said party of the first part shall keep property in good condition and keep insurance paid during term of this mortgage.