

COMPARED

MORTGAGE RECORD

#33875

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 21054

MORTGAGE OF REAL ESTATE

THIS INDENTURE, Made this 26th day of August A. D. 1911, between L. E. Dawkins & D. A. Dawkins, his wife of Tulsa County, in the State of Oklahoma, of the first part, and O. H. Leonard of Tulsa County, in the State of Oklahoma, of the second part:

WITNESSETH, That said parties of the first part, in consideration of Three Hundred Dollars (\$ 300.00), 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: lots one (1) Two (2) Three (3) and four (4) in Block No Two (2) in Stittsmans Addition to Tulsa Oklahoma DOLLARS,

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 L. E. & D. A. Dawkins have this day executed and delivered one certain promissory note in writing to said party of the second part, described as follows:

\$300.00 Tulsa Oklahoma Aug 26th 1911,
One year after date I, we, or either of us, each as principal
promise to pay to the order of O. H. Leonard of Tulsa Okla
Three Hundred Dollars
for value received negotiable and payable at the Exchange
National Bank Tulsa Oklahoma, with interest at ten per
cent per annum from date payable semi annually
until paid.

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 appraisalment 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 ha hereunto set hand the day and year first above written.

L. E. Dawkins
D. A. Dawkins,

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, O. F. Macon Notary Public in and for said County and State, on this 26th day of August 1911, personally appeared L. E. Dawkins and D. A. Dawkins (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 May 22 - 1913

ASSIGNMENT

That in the State of Oklahoma, the within-named mortgagor in consideration of the sum of and DOLLARS, to 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 day of

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 28 day of Aug A. D. 1911, at 11²⁶ o'clock a M. Fees, \$Register of Deeds.

By (Seal) Deputy:

* This instrument, signed and indorsed each severally waive presentation for payment, protest and notice and further consent to any renewal or extension without further notice. If any of this note if same is assigned to any attorney or other person, the assignee shall be bound by all proceedings.