

-----REAL ESTATE MORTGAGE -----

Gus & Laura Sahlen (husband and wife)

To

Farm and Home Savings and Loan Association of Missouri .

THIS INDENTURE, Made this Twentieth day of June 1908 between Gus Sahlen and his wife Laura Sahlen in Tulsa County and State of Oklahoma, parties of the first part, and the Farm and Home Savings and Loan Association of Missouri a corporation organized under the laws of the State of Missouri, party of the second part;

WITNESSETH: That the said parties of the first part, for and consideration of the sum of Five Hundred and No/100 dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have sold, and by these presents do GRANT, CONVEY and confirm unto said party of the second part, its successors and assigns forever, all of the following described real state, lying and situated in the County of Tulsa and State of Oklahoma, to-wit:

All of lot number seven (7) in Block number forty three (43) of amended plat of Owen addition to Tulsa, Oklahoma (also known as Owen addition to Tulsa) and all improvements thereof

And all right, title, estate and interest of said grantors in and to said premises, including all homestead rights, which are hereby expressly waived and released, together with all rents of said property, with full power and authority to collect the same in case the conditions of this mortgage become broken in any particular, and with all and singular the tenements, hereditament and appurtenances thereto belonging .

TO HAVE AND TO HOLD THE SAME unto said party of the second part, its successors and assigns forever. Said parties of the first part covenant with said party of the second part, its successors and assigns, that at the delivery hereof they are the true and lawful owners of the said premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that they will warrant and defend the same against the lawful and equitable claims of all persons whomsoever .

PROVIDED ALWAYS. And these presents are upon the express conditions that , whereas the said party of the second part at the special instance and request of the said parties of the first part, loaned and advanced to Gus Sahlen and his wife Laura Sahlen the sum of Five Hundred and No /100 Dollars

AND WHEREAS Said parties of the first part agree with the said party of the second part ,its successors and assigns, to pay all taxes and assessments, general and special, against said lands and improvements thereon, when due, and to keep said improvements in good repair, and to keep the buildings thereon constantly insured in such company or companies as said second party may designate, and the policy or policies of insurance constantly transferred to said party of the second part, its successors or assigns; and also to keep said lands and improvements thereon free from all statutory lien claims of every kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, its successors or assigns, may pay such taxes and assessments, and may effect such insurance, for such purpose, paying the costs thereof, and may also pay the final judgement for any statutory lien claims, and may invest such sums as may be necessary to protect the title or possession of said premises, including all costs, and for repayment of all moneys so expended together with the charges thereon as provided by the constitution and by-laws of the said Association, these presents shall be security .

AND WHEREAS, The said Gus Sahlen and his wife Laura Sahlen did on the 20th., day of June 1908, make and deliver to the Farm and Home Savings and Loan Association of Missouri, their note or obligation, which is made a part hereof and is in words and figures as follows: to-wit:

NOTE OR OBLIGATION

Nevada Mo June 20 1908

For value received we promise to pay to the order of the Farm and Home Savings and Loan Association of Missouri, the following sums of money, viz: The sum of six Dollars to the same being the monthly dues on the 1/2 share of the capital stock of said Association, represented and evidenced by the certificate, thereof, numbered # 1960 this day pledged by us to said Association to secure a loan of Five Hundred Dollars and No/100 Dollars and the sum of three and 25/100 Dollars, the same being the interest due monthly upon the said sum borrowed by us and the sum of seventy five cents the same being the premium due monthly upon said sum so borrowed. And we promise to pay said Association at its home Office at Nevada Mo., all of said sums of money, amounting in the aggregate to Ten Dollars, on the 20th day of each and every month, and continue such monthly payments until the dues payments on stock together with the earnings and profits credited thereon shall make said certificate of stock equal to the par value or face value of said certificate of stock, and said certificate of stock is estimated to mature and reach par value in seventy two months from date thereof .

And we further agree, in case of default in the payment of said sums of money or any part thereof, monthly as aforesaid, to pay all fines and penalties assessed on account thereof in accordance with the rules and regulations of said Association, and if, in case of default, the stock pledged and the security given to secure said monthly payments shall, upon the sale thereof, be insufficient to repay said Association any balance which may be due and owing on said loan we promise and agree to fully pay and discharge the same . The payment of said monthly sum aggregating Ten Dollars, each and every consecutive month hereafter until the maturity of said stock, and the payment of all fines and penalties, advances, liens and other charges shall entitle all of said certificate of stock to redemption by the said Association at the accredited earned value thereof, and the said share of stock so taken and redeemed shall be taken by said Association in full satisfaction of this obligation and deed of trust or mortgage to secure the same .

This obligation may be paid off at any time upon giving thirty days written notice to the Home Office of the Association at Nevada, Mo., in which event this note or obligation may be credited on such repayment of loan with the withdrawal value of the stock carried with same .

Gus Sahlen Seal

Laura Sahlen Seal