

205864n- BH MORTGAGE RECORD NO. 413

BLACK PTG. CO. TULSA, OKLA.

FROM _____
 TO _____
 UNITED SAVINGS & LOAN ASSOCIATION
 TULSA, OKLAHOMA

COMPARED

STATE OF OKLAHOMA, Tulsa, County, SS.

This instrument was filed for record on the 4th day
 of August A. D., 1922, at 3:40
 o'clock P. M., and duly recorded in book 413 on page 98.

(SEAL) O. D. Lawson
 County Clerk

By F. Delman Deputy.

Fees, \$.

KNOW ALL MEN BY THESE PRESENTS:

That T. T. Bouldin and Leona Bouldin, his wife

of Tulsa, Tulsa, County, in the State of Oklahoma, part of the first part, have mortgaged and hereby mortgage to the
 UNITED SAVINGS & LOAN ASSOCIATION, of Tulsa, Oklahoma, a corporation duly organized and doing business under the statutes of the State of Oklahoma,
 party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lots ten (10) and eleven (11) in Block four (4)
 in Twin Cities subdivision in southeast quarter
 of section six (6) township nineteen (19) north
 range twelve (12) east 1.M. according to the
 recorded official plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 140 and issued
 Receipt No. 4049 therefor in payment of mortgage
 tax on the within mortgage.
 Dated this 4 day of Aug 1922
WAYNE L. DICKEY, County Treasurer
W. L. Dickey Deputy

with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same and waive the appraisalment, and all homestead exemptions
 Also 14 shares of stock of said Association, Certificate No. 930 Class B.
 This mortgage is given in consideration of Fourteen Hundred Dollars, the receipt of which is hereby acknowledged,
 and for the purpose of securing payment of the monthly sum, fines and other items hereinafter specified, and the performance of the covenants hereinafter contained.
 And the said mortgagors for themselves and for their heirs, executors and administrators, hereby covenant with said mortgagee, its
 successors and assigns, as follows:

FIRST. Said mortgagor S being the owner of 14 shares of stock of the said UNITED SAVINGS & LOAN ASSOCIATION, and having
 borrowed of said Association, in pursuance of its by-laws, the money secured by this mortgage, will do all things which the by-laws of said Association require share-
 holders and borrowers to do, and will pay to said Association on said stock and loan the sum of Forty five dollars and no
 cents (\$ 45.00) per month, on or before the 20th day of each and every month, until said stock shall mature as provided in said by-laws, provided
 that said indebtedness shall be discharged by the cancellation of said stock at maturity, and will also pay all fines that may be legally assessed against them
 under said by-laws or under any amendments that may be made thereto, according to the terms of said by-laws or under any amendments that may be made thereto,
 according to the terms of said by-laws and a certain non-negotiable note bearing even date herewith, executed by said mortgagor S

SECOND. That said mortgagor S, within forty days after the same become due and payable, will pay all taxes and assessments which shall be levied upon
 said lands, or upon, or on account of, this mortgage or the indebtedness secured thereby, or upon the interest or estate in said lands created or represented by this mort-
 gage, or by said indebtedness, whether levied against the said mortgagors their legal representatives or assigns, or otherwise, and will pay any and all labor
 or material liens, whether created before or after this date, that are lawfully charged against said premises; and said mortgagor S hereby waive any and all claim or
 right against said mortgagee, its successors or assigns, to any payment or rebate on, or offset against, the interest or principal or premium of said mortgage debt, by
 reason of the payment of any of the aforesaid taxes, assessments, labor or material liens.

THIRD. That the said mortgagor S will also keep all buildings erected and to be erected upon said lands insured against loss and damage by tornado and fire
 with insurers approved by the mortgagee in the sum of Fourteen Hundred dollars, as a further security to said mortgage
 debt, and assign and deliver to the mortgagee all insurance upon said property.

FOURTH. If said mortgagor S make default in the payment of any of the aforesaid taxes or assessments, or in procuring and maintaining insurance as above
 covenanted, said mortgagee, its successors or assigns may pay such taxes, effect such insurance, pay said liens, and the sums so paid shall be further lien on said premises
 under this mortgage, payable forthwith, with interest at the rate of ten per cent per annum.

FIFTH. Should default be made in the payment of said monthly sums, or any of said fines, or taxes, or insurance premiums, or any part thereof, when the same
 are payable as provided in this mortgage and in said note and said by-laws, and should the same, or any part thereof remain unpaid for the period of
three months, then the aforesaid principal sum of Fourteen Hundred DOLLARS,
 with arrearages thereon, and all penalties, taxes and insurance premiums, shall, at the option of said mortgagee, or of its successors or assigns, become payable immediat-
 ly thereafter, anything hereinbefore contained to the contrary thereof notwithstanding. In the event of legal proceedings to foreclose this mortgage, the indebtedness
 thereby secured shall bear interest from the filing of such foreclosure proceedings at the rate of ten per cent per annum in lieu of the further payments of monthly install-
 ments.

SIXTH. The said mortgagors shall pay to the said mortgagee or to its successors or assigns, the sum of One hundred & forty
DOLLARS,
 as a reasonable attorney's fee in addition to all other legal costs, as often as any legal proceedings are taken to foreclose this mortgage for default in any of its covenants,
 or as often as the said mortgagors or mortgagees may be made defendant in any suit affecting the title of said property, which sum shall be an additional lien on said
 premises and shall become due upon the filing of petition or cross-petition of foreclosure.

SEVENTH. As further security, for the indebtedness above recited the mortgagor hereby assigns the rentals of the above property mortgaged to the mortgagee
 and in case of default in the payment of any monthly installment the mortgagee or legal representative may collect said rents and credit the sum collected less cost of
 collection, upon said indebtedness, and these promises may be enforced by the appointment of a Receiver by the Court.

IN WITNESS WHEREOF, The said mortgagor S W. L. Dickey hereunto set their hand S on the
4th day of August A. D. 1922.

T. T. Bouldin

Leona Bouldin

STATE OF OKLAHOMA, Tulsa County, SS.Before me A. V. Long

a Notary Public in and for said County and State, on this

and August 1922, personally appeared T. T. Bouldin and Leona Bouldin
his 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.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date above mentioned.

(SEAL) A. V. Long

Notary Public

My commission expires on the 1st day of May, 1926

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ _____ and issued receipt No. _____ therefor in payment of
 mortgage tax on the within mortgage.

Dated this _____ day of _____, 192____

County Treasurer

By _____

Deputy.