

## MORTGAGE RECORD NO. 453

Savings and Loan Association

COMPARED

234608 C.M.J.

FROM

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 25.00 and issued  
 Receipt No. 10396 therefor in payment of mortgage  
 tax on the within mortgage.

Dated this 28 day of June, 1925

WAYNE L. DICKEY, County Treasurer

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 29 day  
 of June, A. D., 1925 at 4:20  
 o'clock P. M., and duly recorded in Book 453 on page 118

(SEAL) Q. G. Weaver, County Clerk,  
 By Brady Brown, Deputy.

Fees, \$

KNOW ALL MEN BY THESE PRESENTS:

That M. A. Speer, a widow,

of Tulsa County, in the State of Oklahoma, part V of the first part, have mortgaged and hereby mortgage to the  
HOME BUILDING AND 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 real estate situated in  
Tulsa County, State of Oklahoma, to-wit:

Lots Forty-five (45) and Forty-six (46) in Block Eight  
 (8) in Abdo's Addition to the city of Tulsa, Tulsa County,  
 Oklahoma, according to the recorded plat thereof,

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 25 shares of stock of said Association, Certificate No. 1317This mortgage is given in consideration of Twenty-five 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 per-  
 formance of the covenants hereinafter contained.

And the said mortgagor for herself and for her heirs, executors and administrators, hereby  
 covenant S with said mortgagee its successors and assigns, as follows:

FIRST: Said mortgagor being the owner of 25 shares of stock of the said HOME BUILDING AND  
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 shareholders and borrowers to do, and will pay to said Association on said stock and loan the sum of  
Thirty-five Dollars and Seventy-five cents (\$ 35.75)

per month, on or before the 15th 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 her  
 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.

M. A. Speer, a widow, to said mortgagee.  
 SECOND: That said mortgagor, within forty days after the same becomes 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 repre-  
 sented by this mortgage, or by said indebtedness, whether levied against the said mortgagor her legal representatives or assigns,  
 or otherwise; and said mortgagor hereby waives 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 or assessments.

THIRD: That the said mortgagor will also keep all buildings erected and to be erected upon said lands insured against loss and damage by tor-  
 nado or fire with insurers approved by the mortgagee in the sum of Twenty-five 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 makes 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 and effect such insurance, and the sum so paid shall be a 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 of 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 Twenty-five Hundred DOLLARS,  
 with arrearages thereon, and all penalties, taxes and insurance premiums shall, at the option of said mortgagee, or its successors or its assigns, become payable  
 immediately thereafter, anything heretofore 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 installments. Appraisalment waived.

SIXTH: The said mortgagors shall pay to the said mortgagee or to its successors or assigns, the sum of Two Hundred Fifty DOLLARS,  
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 mortgagor 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.

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 has hereunto set her hand and seal on  
 the 29th day of June, A. D., 1925

M. A. Speer

(Seal)

(Seal)

STATE OF OKLAHOMA, Tulsa County, ss.Before me, the undersigned, a Notary Public in and for said County and State, on this 28thday of June, 1925 personally appearedM. A. Speer, a widow

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.

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

(Seal)

Frances E. Cohenour,

Notary Public

My commission expires on the Fifteenth day of March, 1927.

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 19

County Treasurer

By Deputy.