

MORTGAGE RECORD NO. 453

Savings and Loan Association

FROM

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the _____ day

of _____ A. D., 19____ at _____

o'clock _____ M., and duly recorded in Book 463 on page _____

TO

(SEAL)

County Clerk.

By _____ Deputy.

Fees, \$ _____

KNOW ALL MEN BY THESE PRESENTS:

That _____

_____ County, in the State of Oklahoma, part _____ of the first part, have mortgaged and hereby mortgage to the _____ of _____ 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 _____ County, State of Oklahoma, to-wit:

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 _____ shares of stock of said Association, Certificate No. _____

This mortgage is given in consideration of _____ 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 mortgagor _____ for _____ and for _____ heirs, executors and administrators, hereby covenant _____ with said mortgagee its successors and assigns, as follows:

FIRST: Said mortgagor _____ being the owner of _____ shares of stock of the said 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 _____ Dollars and _____ cents (\$ _____)

per month, on or before the _____ 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 _____ 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 _____ 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 represented by this mortgage, or by said indebtedness, whether levied against the said mortgagor _____, legal representatives or assigns, or otherwise; and said mortgagor _____ 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 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 tornado or fire with insurers approved by the mortgagee in the sum of _____ 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 _____ 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 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 _____ 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 _____ months, then the aforesaid principal sum of _____ 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 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 installments.

SIXTH: The said mortgagors shall pay to the said mortgagee or to its successors or assigns, the sum of _____ DOLLARS, as a reasonable _____ 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 _____ ha _____ hereunto set _____ hand _____ and seal _____ on the _____ day of _____ A. D., 19____

(Seal)

(Seal)

STATE OF OKLAHOMA, _____ County, ss.

Before me, _____, a Notary Public in and for said County and State, on this _____ day of _____, 19____ personally appeared _____

to me known to be the identical person _____ who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ 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.

My commission expires on the _____ day of _____ Notary Public

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.