

THIS INDENTURE, Made this 29th day of April, 1924, between

Vivien Harding Magruder and F. H. Magruder, her husband

in Tulsa County, and State of Oklahoma, part ies of the first part, and the

TULSA BUILDING AND LOAN ASSOCIATION, a corporation organized under the laws of the State of Oklahoma, party of the second part,

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of

Seventy-five Hundred and 00/100 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,

BARGAIN, SELL, CONVEY and CONFIRM unto said party of the second part, its successors and assigns forever, all the following described real estate,

lying and situated in the County of Tulsa and State of Oklahoma, to-wit:

Commencing at a point Sixteen Hundred and Fifty (1650) feet  
North of the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$ )  
of Section Eighteen (18), Township Nineteen (19) North, Range  
Thirteen (13) East, Tulsa County, Oklahoma, thence East Three  
Hundred (300) feet; thence North Three Hundred Thirty (330)  
feet; thence West Three Hundred (300) feet; thence South Three  
Hundred Thirty (330) feet to point of beginning; subject to  
roadways as now of record.

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And all right, title, estate and interest of said grantor, S in and to said premises, including all homestead rights, which are hereby 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, hereditaments and appurtenances thereto belonging. A first and specific lien is hereby granted on all rentals and profits accruing from said property from and after this date.

TO HAVE AND TO HOLD THE SAME unto said party of the second part, its successors and assigns forever. Said part ies of the first part hereby covenant with said party of the second part, its successors and assigns, that at the delivery hereof

Vivien Harding Magruder and F. H. Magruder

the true and lawful owner S 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

Vivien Harding Magruder and F. H. Magruder

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 part ies of the first part, loaned and advanced to

Vivien Harding Magruder and F. H. Magruder

the sum of

Seventy-five Hundred and 00/100 DOLLARS,

AND WHEREAS, said part ies 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 judgment for and 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 the repayment of all moneys so expended together with the charges thereon as provided by the By-Laws of said Association, these presents shall be security.

AND WHEREAS, the said Vivien Harding Magruder and F. H. Magruder, her husband,

did on the Twenty-ninth day of April, 1924 make and deliver to the

TULSA BUILDING AND LOAN ASSOCIATION their note or obligation, which is made a part hereof and in the words and figures as follows, to-wit:

NOTE OR OBLIGATION

AND Tulsa, Okla., April 29, 1924.

For Value Received we promise to pay to the order of TULSA BUILDING AND LOAN ASSOCIATION, the following sums of money viz:

The sum of Forty-nine and 97/100 DOLLARS,

the same being the monthly dues on the 75 share S of the capital stock of said Association, represented and evidenced by the

Certificate therefor numbered 5124 this day pledged by

Vivien Harding Magruder and F. H. Magruder, her husband to said Association to secure a loan of

Seventy-five Hundred and 00/100 DOLLARS, and the sum of

Fifty-nine and 63/100 DOLLARS; the same being the interest

due monthly upon said sum so borrowed by us and we promise to pay said Association at its Home Office at Tulsa, Oklahoma,

the said sums of money, amounting in the aggregate to One Hundred Nine and 50/100 DOLLARS,

on the 15th day of each and every month, and continue such monthly payments for a term of 106 months from the date hereof May 15, 1924.