

THIS INDENTURE, Made this Fourth day of December, 1923, between
Ira Sexton and Eva Sexton, his wife,

in Tulsa County, and State of Oklahoma, part198 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 198 of the first part, for and in consideration of the sum of
Twelve 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

Lot Fourteen (14), Block One (1), Crutchfield Addition to the
City of Tulsa, Oklahoma, according to the Recorded Plat thereof.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$120 and issued
 Receipt No. 12783 for the payment of tax on the within mortgage.

Dated the 5 day of Dec, 1923

W. W. Sackey, County Treasurer

Deputy

And all right, title, estate and interest of said grantor in and to said premises, including all homestead rights, which are hereby waived and released, to-
 gether 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 par-
 ticular, 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 198 of the first part hereby
 covenant with said party of the second part, its successors and assigns, that at the delivery hereof

Ira Sexton and Eva Sexton, his wife,

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

Ira Sexton and Eva Sexton, his wife,

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 198 of the first part, loaned and advanced to

Ira Sexton and Eva Sexton, his wife,

the sum of

Twelve Hundred and 00/100

DOLLARS,

AND WHEREAS, said part 198 of the first part agrees with the said party of the second part, its successors and assigns, to pay all taxes and assess-
 ments, general and special, against said lands and improvements thereon, when due, and to keep said improvements in good repair, and to keep the build-
 ings thereon constantly insured in such company or companies as said second party may designate and the policy or policies of insurance constantly trans-
 ferred 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 statu-
 tory 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 repay-
 ment 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 Ira Sexton and Eva Sexton, his wife,

did on the Fourth day of December, 1923, make and deliver to the

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

NOTE OR OBLIGATION

Tulsa, Okla., December 4, 1923

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 Twelve and 00/100 DOLLARS,

the same being the monthly dues on the 12 share 8 of the capital stock of said Association, represented and evidenced by the

Certificate therefor numbered 4548 this day pledged by

Ira Sexton and Eva Sexton, his wife

to said Association to secure a loan of

Twelve Hundred and 00/100

DOLLARS, and the sum of

Nine and 54/100

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 Twenty-one and 54/100 DOLLARS,

on the 15th day of each and every month, and continue sauch monthly payments for a term of 78 months from the date hereof December
15, 1923.