

COMPARED to the City of Tulsa, Tulsa County, Oklahoma, 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 21 shares of stock of said Association Certificate No. _____ Class "A",

This mortgage is given in consideration of Two Thousand One Hundred Dollars, the receipt of which is hereby acknowledged, and for the purpose of securing the payment of the monthly sum, fines and other items hereinafter specified, and the performance of the covenants herein-
after contained,

And the said mortgagors for themselves and for their heirs, executors and administrators, here-
by covenant with said mortgagee its successors and assigns, as follows,

FIRST; Said mortgagors being the owner of 21 shares of stock of NATIONAL BUILDING AND 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 eight, dollars and fifty cents, (\$38.50) per month, on or before the 5th day of each and every month, until said stock shall mature as provided in said by-laws, provided that the said indebtedness shall be discharged by the cancellation of said stock at maturity and will pay all fines that may be legally assessed against them under said by-laws or under any amendment 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 mortgagors to said mortgagee,

SECOND. That said mortgagors 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 hereby or upon the interest or estate in said lands created or represented by this mortgage, or by said indebtedness whether levied against the said mortgagors their legal representatives or assigns, or otherwise, and said mortgagors hereby waive any and all claim against said mortgagee, its successors or assigns, to any payment or rebate of 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. 484

THIRD; That the said mortgagors will also keep all buildings erected and to be erected upon said lands insured against loss and damage by tornado or fire with insurers by the mortgagee in the sum of \$2,100.00 dollars as a further security of said mortgage debt, and assign and deliver to the mortgagee all insurance upon said property,

FOURTH; If said mortgagors make default in the payment of any of the aforesaid taxes or assessments, or in procuring and maintaining insurance as above covenanted said mortgagee or its successors or assigns may pay such taxes and effect such insurance and the sums so paid shall be a further lien on said premises under this mortgage payable forthwith with interest at the rate of ten (10) percent per annum,

FIFTH; Should default's 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 \$2,100.00 dollars, with all arrearages thereon, and all penalties, taxes and insurance premiums, shall at the option of said mortgagee or of its successors or assigns, become payable immediately anything hereinbefore, contained to the contrary 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 (10) percent 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, a reasonable attorney's fee in addition to all other legal costs, as often as any legal costs, as often as any legal proceedings are taken to foreclose this mortgage for de-