

BUILDING AND LOAN ASSOCIATION, Sand Springs, Oklahoma, 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 Twenty & No/100 (\$20.00) Dollars, 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 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 him under 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 D. J. Ready, to said mortgagee. Said note is in words and figures as follows:

FIRST MORTGAGE REAL ESTATE NOTE

\$400.00

Sand Springs, Oklahoma, May 5th, 1924

48 For Value Received, I, We, or either of us, jointly and severally promise to pay to THE HOME BUILDING & LOAN ASSOCIATION, Sand Springs, Oklahoma, on or before ten (10) years after date hereof the sum of Four Hundred & No/100 Dollars, with interest from date, in monthly installments of Three & 32/100 (\$3.32) Dollars, also monthly dues on Four shares of Class C Installment Stock of said Association, in the sum of Sixteen & 68/100 (\$16.68) Dollars; both interest and dues being payable on the ----day of each and every month, until sufficient assets accumulate to mature said shares and pay the holder thereof One Hundred (\$100.00) dollars for each share, in accordance with the terms of the by-laws of the said Association; and in case of default in any payment of interest or dues, or any part thereof at the said stated times, or failure to comply with any of the conditions or agreements stated in the mortgage securing such payments, then this note shall immediately become due and payable, at the option of the legal holder hereof and shall, after such default, bear ten per cent interest per annum; and if collected by suit, I, We, or either of us agree to pay an additional sum equal to ten per cent of the amount due, as attorneys' fees.

D. J. Ready

SECOND: That said mortgagor, within forty (40) 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, 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 his 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 upon said lands insured against loss and damage by tornado and fire with insurance approved by the mortgagee in the sum of Four Hundred (\$400.00) 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 sums 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 six months, then the aforesaid principal sum of