

Building and Loan Association as a further security for the payment of the promissory note hereinafter mentioned. 15 Shares of Series Stock Class "A", No- 59637 issued by The Aetna Building and Loan Association. on which the monthly dues are \$37.50 dollars. payable on the 5th day of each month and have executed and delivered to the said The Aetna Building and Loan Association their promissory note, calling for the sum of Seventy-Five Hundred Dollars with interest at the rate of Sixty-Two and 50/100 Dollars per month; both interest and dues payable on the fifth day of every month until sufficient assets accumulate to pay to each shareholder five hundred dollars per share for each share of stock held by him, according to the by-laws of The Aetna Building and Loan Association, which said note is in words and figures as follows;

\$ 7500.00

FIRST MORTGAGE REAL ESTATE NOTE

NO- 59637

For Value Received, We do hereby promise to pay to THE AETNA BUILDING AND LOAN ASSOCIATION, of Topeka, Kansas, on or before ten years after date Seventy-Five Hundred Dollars with interest thereon from date thereof, in monthly installments of \$62.50 Dollars. also monthly dues on 15 shares of stock in the sum of Thirty-seven and 50/100 Dollars, both interest and dues being payable on the 5th day of each and every month until sufficient assets accumulate to pay each shareholder five hundred dollars per share for every share held by him in accordance with the by-laws of said Association, and in case of default in the payment of interest, or dues, or any party thereof, at the stated times, or failure to comply with any of the conditions or agreements contained in the First Mortgage on Real Estate given to secure the payment thereof, 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 suit is filed thereon, we agree to pay ten per cent additional as attorney fee or costs of collection; Appraisalment Waived;

Dated at Tulsa, Oklahoma. the 4th day of December. 1924.

Joe Ferguson

Grace Ferguson

Now, if the said Joe Ferguson and Grace Ferguson, his wife their, heirs, assigns, executors, or administrators, shall well and truly pay the aforesaid note according to the tenor thereof, and all assessments, dues and fines on said stock, to the said The Aetna Building and Loan Association, or its successors, and keep said premises insured against Fire and Tornado, and pay all taxes, rates, liens, charges and assessments upon or against said property, and keep the same in good repair, as herein provided, then this mortgage shall be void; otherwise to remain in full force and virtue in law; It is further agreed, that if default shall be made in the payment of said sums of money, or any part thereof, as herein before specified, or if the taxes, rates, insurance, liens, charges, and dues assessed or charged on the above real estate shall remain unpaid for the space of six months after the same are due and payable, then the whole indebtedness, including the amount of all assessments, dues and fines on said stock, shall become due; and the said Grantee or its successors may proceed by foreclosure, or any other lawful mode to collect the same, and said Grantee shall be entitled to the possession of said premises and of said property; But the Board of Directors of said Association may, at their option, pay or cause to be paid, the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said grantor or assignee and the amount so advanced shall be a lien on said mortgaged premises and, until the same be paid, said Association shall be entitled to receive interest for all sums advanced at the rate of 10% per annum, and such sums advanced, together with interest thereon, may be included in any judgment rendered in any proceeding to foreclose this mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments, or not, it is distinctly understood that in all cases of delinquencies as