

#274231

I hereby certify that the above is a true and correct copy of the original as filed in my office.

Received by me

tax on the within at \$1.70

Date of filing 1/5

W. W. Bunch, County Treasurer

Deputy

REAL ESTATE MORTGAGE;

KNOW ALL MEN BY THESE PRESENTS; That W. D. Brown
unmarried, of the City of Tulsa. County of Tulsa,

State of Oklahoma, for and in consideration of the sum

of Seventeen Hundred Fifty & No/100 Dollars in hand ^{paid} by SAPULPA BUILDING AND LOAN ASSOCIATION
of Sapulpa, Oklahoma, has bargained and sold. and does hereby grant. bargain. sell and convey
unto the said Sapulpa Building and Loan Association, its successors and assigns forever, the
following real estate, situate in the City of Tulsa. County of Tulsa. in the State of Oklahoma,
and described as follows; Lot eight (8), in Block Two (2), in Hortense Place a
subdivision of Lots Eight (8) and Nine (9) in Gardens
Acres a subdivision of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32
Twp, 20 North, Range 13 East, Tulsa County, Oklahoma,
according to the recorded plats thereof,

TO HAVE AND TO HOLD said lands and premises, with all and singular the tenements
hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever,
unto the said Sapulpa Building and Loan Association, its successors and assigns forever;
And the mortgagor for himself and heirs and assigns. does hereby covenant with the said
Sapulpa Building and Loan Association, its successors, and assigns, that he is lawfully seized
and the owner in fee simple of the premises aforesaid; and that the premises are free and
clear from all incumbrances whatsoever, and that he will forever warrant and defend the same
against the lawful claims of all persons whomsoever unto the said Sapulpa Building and Loan
association, its successors and assigns,

PROVIDED, nevertheless, and these presents are upon this conditions, That Whereas
the said W. D. Brown has entered into a contract in writing with said Association, of which
the following is a copy, to-wit;

\$1750.00

Sapulpa, Okla., December 1st. 1924.

Received as a loan from Sapulpa Building and Loan Association, of Sapulpa, Oklahoma,
Seventeen Hundred Fifty and No/100 Dollars which sum I agree to repay, with 10 per cent interest
per annum thereon payable monthly, as follows;

I hereby subscribe for eighteen shares of stock said Association of One Hundred
Dollars, each. Certificate of Stock No- 868 and I agree to pay to said Association, monthly
not less than Twenty-Five & 40/ 100 Dollars which sum is to be applied as follows;

FIRST- To the payment of any fines, insurance, taxes or other assessments made
against me in accordance with the By-Laws of the Association,

SECOND- To the payment of the interest due on said loan.

THIRD- The Balance of said amount to be applied toward the payment of my said stock
subscription, Said monthly payments shall be continued until said stock is fully paid up by
the payments applied thereto as above stated and the dividends declared thereon.

I also hereby assign the stock aforesaid to said Association as collateral security
for said loan and I authorize it, when said stock is fully paid, up, or should it fail for
six months to make the payments above stated; at its option, to withdraw said stock in accord-
ance with the By-Laws of said Association, or any or all of the money paid thereon, and apply
the amount withdrawn to the payment of said loan, or the interest thereon, or any part of
the assessments above stated,

Should any part of said loan or the interest therein or any of said assessments re-
main unpaid after the withdrawal value of said stock is applied, they shall become due and
payable at the option of said Association,

All unpaid installments shall bear interest at the rate of ten per cent per annum
from the time same are due and unpaid,