

SECRETARY OF THE INTERIOR
I hereby certify that I received \$100 and issued
Receipt No. 1669 in full payment of mortgage
tax on the within mortgage.

Dated this 27 day of Sep. 1924
W. W. Stanley, Secretary of the Interior

625

according to the terms of 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 therewith, executed by said mortgagor Fred Arlaud and Grace Arlaud, to said mortgagee.
Said note in words and figures as follows:

FIRST MORTGAGE REAL ESTATE NOTE.

\$1000.00

Sand Springs, Oklahoma, September 12th, 1924.

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 75 months
after date hereof, the sum of one thousand dollars with interest from date, in monthly
installments of eight & 30/100 (\$8.30) dollars, also monthly dues on 10 shares of Class
"C" stock of said Association, in the sum of ten and no/100 (\$10.00) dollars; both interest
and dues being payable on the 5th 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 and 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 addition-
al sum equal to ten per cent of the amount due, as attorneys fees.

Fred Arlaud,
Grace Arlaud.

Second: That said mortgagors 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, 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 mortgagors, their legal representatives, or assigns, or otherwise; and said mortgagors
hereby waives any and all claim or right against said mortgagee, its successors or assigns,
to any payment or rebate on, or offset against, the interest principal or premium of
said mortgage debt, by reason of the payment of any of the aforesaid taxes or assessments.

Third: That the said mortgagors will also keep all buildings erected upon said lands
insured against loss and damage by tornado and fire with insurers approved by the mortgagee
in the sum of one thousand (\$1000.00) dollars, as a further security to said mortgage debt,
and assign and deliver to the mortgagee all insurance upon said property.

Fourth: If said mortgagors make default in the payment of any of the aforesaid taxes
or assessments, or in procuring and maintaining insurance as above covenanted, said mort-
gagee, 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 10 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 one thousand (\$1000.00) dollars, with 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 thereafter, anything hereinbefore contained to the contrary
thereof notwithstanding. In the event of legal proceedings to foreclose this mortgage, the
indebtedness thereby secured shall bear interest from the filing of such foreclosure pro-
ceedings at the rate of ten per cent per annum in lieu of the further payments of monthly

COMPARED BY
P.S. and J.M.