

Sand Springs, Oklahoma, a corporation, duly organized and doing business under the statutes of the State of Oklahoma, party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit:

Lot Forty Eight (48) in Block "D", in Medio Sub-Division contained in the Northeast quarter of the Northwest quarter of Section 8, Township 19 N. Range 12 East.

with all improvements thereon and appurtenances thereunto belonging, and warrant the title to the same, and waive the appraisalment, and all homestead exemptions.

Also Ten shares of stock of said Association, Certificate No. 418.

This mortgage is given in consideration of One Thousand (\$1000.00) Dollars, the receipt of which is hereby acknowledged, and for the purpose of securing payment of the monthly sum, fines and other items hereinafter specified, and the performance of the covenants hereinafter contained.

And the said mortgagor for herself and for her heirs, executors and administrators, hereby covenants with said mortgagee, its successors and assigns, as follows:

FIRST: Said mortgagor being the owner of Ten shares of stock of THE HOME 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 Eighteen & 30/100 (\$18.30) 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 her under said by-laws or under any amendments that may be made thereto, 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 herewith, executed by said Augusta J. Birth, to said mortgagee. Said note is in words and figures as follows:

FIRST MORTGAGE REAL ESTATE NOTE

\$1000.00

Sand Springs, Oklahoma, March 7th, 1925.

For Value Receive, 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 One Thousand Dollars, with interest from date, in monthly installments of Eight & 30/100 (\$8.30) Dollars, also monthly dues on Ten shares of Class "C" Installment Stock of said Association, in the sum of Ten & 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 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.

Augusta J. Birth

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 her legal representatives or assigns, or otherwise; and said mortgagor hereby waives any and all claim or right against said mortgagee, its successors