

Building and Loan Association, its successors and assigns.

PROVIDED, nevertheless, and these presents are upon this condition; That whereas the said A. F. Baskin and Lula Baskin, have entered into a contract in writing with said Association, of which the following is a copy, to-wit:

(\$4000.00)

Sapulpa, Okla. January 2, 1925.

Received as a loan from Sapulpa Building and Loan Association, of Sapulpa, Oklahoma, Four Thousand & No/100 DOLLARS which sum I agree to pay, with 10 percent interest per annum thereon payable monthly, as follows:

I hereby subscribe for Forty shares of stock of said Association of One Hundred Dollars each, Certificate of Stock No. 890, and I agree to pay to said Association, monthly not less than Fifty-Seven & 90/100---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 I fail for six months to make the payments above stated, at its option, to withdraw said stock in accordance with the By-Laws of said Association, or any or all of the money paid thereon, and apply the amount withdrawn to the payment of said loan, or the interest thereon, or any part of the assessments above stated.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 thereon or any of said assessments remain unpaid after the withdrawal value of said stock is so 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.

After six monthly installments become due and unpaid, then the whole amount of principal, interest and premium shall become due and payable, at the option of the Association, and the mortgage or other security may be enforced for the payment thereof".

Also upon the further agreement and condition, that the Mortgagors, in consideration of the making of said loan, shall keep during its continuance, the buildings on said described realty insured for the benefit of said Association in such amounts as it may require and shall pay all taxes and assessments that are or may be levied thereon.

Now if the said mortgagors shall well and truly pay, or cause to be paid, said loan and interest, in the manner provided by said contract, and perform said contract and all conditions therein specified, and shall keep insurance, and all taxes and assessments that are or may be levied on said realty herein mortgaged during the continuance of this loan, then these presents shall be void; otherwise, upon the failure to perform all or any of said contracts, agreements and conditions therein, this mortgage shall become absolute and liable to foreclosure, and the said Sapulpa Building and Loan Association shall be entitled to the possession of said premises; and the mortgagors herein for said consideration expressly waives appraisalment of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma, and further agree to pay a reasonable attorneys fee on the amount due at the time of the foreclosure of this mortgage, should the same be foreclosed, provided this mortgage is foreclosed by an attorney of record in the State of Oklahoma.