

## MORTGAGE RECORD

COMPARED

Know All Men by These Presents: That

O. L. Gent and Amy M. Gent his wife

in consideration of five hundred (\$500.00) DOLLARS,  
in hand paid by THE TULSA BUILDING AND LOAN ASSOCIATION, of Tulsa, Oklahoma, ha<sup>ve</sup> bargained and sold, and do hereby grant, bargain, sell and convey  
unto the said The Tulsa Building and Loan Association, its successors and assigns, forever, the following premises, situate in the County of Tulsa, in the State of Okla-  
homa, and described as follows:

Lot four (4) and the west half (W) of lot nine (9) all in  
Block two (2) in the Highlands Addition to the City of Tulsa  
Oklahoma, according to the recorded plat thereof

To have and to hold said lands and premises, with the appurtenances, unto the said The Tulsa Building and Loan Association, its successors and assigns, forever.  
And the grantors for themselves and heirs and assigns, do hereby covenant with the said The Tulsa Building and Loan Association, its successors and  
assigns, that they are lawfully seized of the premises aforesaid, and that the premises are free and clear from all incumbrances  
whatsoever, and that they will forever warrant and defend the same, with the appurtenances, unto the said The Tulsa Building and Loan Association, its successors and  
assigns, against the lawful claims of all persons whomsoever.

PROVIDED, Nevertheless, these presents are upon this condition: That whereas the said

O. L. Gent and Amy M. Gent, his wife  
have entered into a contract in writing with said Association, of which the following is a copy, to-wit:

"\$ 500.00 Tulsa, Okla. Oct 7 1910

Received as a loan from The Tulsa Building and Loan Association, of Tulsa, Oklahoma,

five hundred DOLLARS,  
which sum I agree to repay, with ten percent. interest per annum thereon, payable monthly, as follows:

I hereby subscribe for five shares of stock in said Association, of One Hundred Dollars each, Book No. 10.00, and I agree to  
pay to said Association, monthly, not less than ten 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 and premium 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  
three 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 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 three monthly installments become due and are 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 mortgagor do in consideration for 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 amount as it may require, and shall also pay all taxes and assessments that are or may be levied  
thereon.

Now, if the said mortgagor do 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 pay the premiums, fire 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 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 The Tulsa Building and Loan Association shall be entitled to the possession of said premises; and the  
grantor do 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 do to pay a reasonable attorney's 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.

IN TESTIMONY WHEREOF, The said O. L. Gent and Amy M. Gent his wife

have hereunto set their hands and seals this 7th day of October 1910.

O. L. Gent (SEAL)

Amy M. Gent (SEAL)

## ACKNOWLEDGMENT

STATE OF OKLAHOMA, } ss.  
County of Tulsa

Before me, James F. McCoy, a Notary Public, in and for said County and  
State, on this the 3rd day of October 1910, personally appeared

O. L. Gent and Amy M. Gent  
to me well known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same  
as their free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and seal as such Notary Public, this thirtieth day of October 1910.

My commission expires Nov. 21, 1911 Seal James F. McCoy Notary Public.

This instrument was filed for record in the office of the Register of Deeds of Tulsa County, Oklahoma, at Tulsa, on the 2nd day of  
Nov 1910 at 2 o'clock P. M., and duly recorded the 2nd day of  
1910, in 2 Record No. 10 on page 10.

Seal H. C. Hensley  
Register of Deeds.