

sum of Six Hundred and 00/100 Dollars as evidenced by their promissory notes bearing 8 % interest from date and in Words and figures as follows, to-wit :

And whereas, the said parties of the first part are anxious to secure the payment of said sum of money in said promissory notes mentioned, when the same shall become due and payable with all interest that may accrue thereon.

NOW THEREFORE, If said parties of the first part their heirs, executors, administrators or assigns, shall pay all taxes and assessments due and to become due, and that may accrue on said property during the continuance of this mortgage, when the same are legally payable, and shall well and truly pay or cause to be paid to the said party of the second part, or to his order, the said sum of money in said promissory notes specified, when the same shall become due and payable according to the tenor and effect of said promissory notes together with all interest that may have accrued thereon according to the tenor and effect of said promissory notes, and until such payment keep the buildings standing on the land aforesaid insured against fire in a sum not less than 0 Dollars in some good and solvent insurance company, and keep the policy of insurance assigned to the said party of the second part, then and in that case this indenture shall be and become void and of no effect, but in case of default by the said parties of the first part, their heirs, executors administrators, or assigns in the payment of any tax or assessments as aforesaid, when the same shall be due and payable, or in keeping said property insured as aforesaid or in the payment of said ~~sum~~ ^{sums} of money or any part thereof in said promissory notes specified, when the same shall become due and payable, or in the payment of any interest that may have accrued thereon when the same shall become due and payable, then and in each of said cases, all of said indebtedness, principal and interest, whether the same due and payable according to the tenor and effect of said promissory notes or not, shall, at the option of the said party of the second part, immediately become and be due and payable, and then and in that case the said party of the second part, or his agent, or legal representative shall be and hereby is authorized and empowered to enter upon and take possession of said granted bargained, sold and described premises, and after having given notice of the time, place and manner of sale thereof, by six hand bills, posted in public places in the County of Tulsa at least Thirty days prior to the sale, or by a notice of sale published in some newspaper printed in the County of Tulsa for at least thirty days prior to the time of said sale, ~~expose~~ and sell at public auction to the highest bidder for cash, the said granted, bargained, sold and described premises, provided that the said party of the second part may be a purchaser at any ^{such} sale, and execute and deliver to the ^{purchaser} ~~the~~ or purchasers thereof good and sufficient deed or deeds therefor, and out of the proceeds of such sale to pay the costs and expenses of said sale and the proceedings relative thereto including reasonable 0 Dollars attorney's fees and the said indebtedness and promissory notes and interest accrued thereon and unpaid, and including all sums paid by the said party of the second part for insurance, or taxes and the residue or remainder of the said proceeds if any there ~~are~~ ^{are}, to pay over to the said parties of the first part their heirs, executors administrators or assigns and in case of a failure on the part ^{paid} ~~of the~~ parties of the first part to keep said buildings insured as herein provided, the said party of the second part may and is hereby authorized and empowered to procure such insurance, the cost and expense of which shall then be added to and become a part of said principal sum ^{in said} ~~notes mentioned~~, and the party of the second part shall be entitled to and may collect said sum so expended.