

mortgage unto said party of the second part, its successors and assigns, all the following described real estate, situated in Tulsa County and State of Oklahoma, to-wit: Commencing at a point One Hundred sixty-eight (168 4/10) and four tenths Feet distant from the North-easterly corner of Block Twenty eight (28), and on the Easterly line thereof, thence running Westerly on a line parallel with and nine feet distant from the center line of the Southerly Industrial Track of the Missouri, Kansas & Texas Railway Company, as now located and constructed on Lot Two of said Block a distance of One Hundred and Forty-one feet to the alley; thence Southerly along the Easterly line of said alley to the Southwesterly corner of said Lot Two; thence Easterly along the Southerly line of said Lot Two to the Southeasterly corner of said Lot two, thence Northerly along the easterly line of said Block Twenty-eight to point of beginning, all in the original Town and City of Tulsa, County of Tulsa, State of Oklahoma, according to the Official plat and survey thereof.

To have and to hold the same, together with all and singular the improvements thereon, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

This mortgage is given to secure the payment of six promissory notes, to-wit:

One principal note for the sum of \$1,000.00 due June 1st 1923,

One principal note for \$1,000.00 due June 1st 1924,

One principal note for \$1,000.00 due June 1st 1925,

and Three principal notes for the sum of \$1,000.00 each, due June 1st 1926 and interest thereon as specified in the face of the same and as evidenced by coupon interest notes attached thereto, all dated of even date herewith, payable at the office of mortgagee, signed by mortgagors, and bearing interest at 10% per annum after maturity, payable semi-annually, also all commission notes executed simultaneously herewith as a part of this transaction; and this mortgage shall also secure the payment of any renewals of any such indebtedness.

Said mortgagors hereby covenant that they are owners in fee simple of said premises; that the same are free and clear of all incumbrances; and will warrant and defend the same against all lawful claims of any other person.

Said mortgagors agree to insure the buildings on said premises against loss by fire or tornado in the sum of \$6,000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. All policies taken out or issued on the property, even though the aggregate exceeds the amount of this mortgage, shall be assigned to the mortgagee as additional security and in case of loss under any policy the mortgagee may collect all moneys payable and receivable thereon and apply the same to the payment of the indebtedness hereby secured or may elect to have the buildings repaired or replaced. In case of failure, neglect or refusal to procure and maintain such insurance or to deliver the policies to the mortgagee herein, the mortgagee may, at its option, without notice, insure or reinsure the improvements on said real estate and the amounts of premiums paid therefor shall be secured hereby and shall be deemed immediately due and payable to mortgagee and shall bear interest until paid at 10% per annum from date of such payment.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on said premises before delinquent and shall satisfy and discharge any and all liens, charges or incumbrances upon said property which are, or may become, prior claims over the lien of this mortgage and in case such discharge and satisfaction shall not be promptly made when due or payable, then mortgagee may satisfy or pay such liens, charges or incumbrances. All payments so made by the mortgagee shall immediately be due and payable to it, including all costs, expenses and attorney fees in connection therewith, whether brought about by litigation or otherwise, and all amounts so expended or paid shall bear interest at 10% per annum from