

The West Half ($W\frac{1}{2}$) of Lot Two (2), Block Five (5),
of Conservation Acres Subdivision to Tulsa, according to the recorded
plat thereof. Size of tract of land being 97 feet x 413.08 feet,
more or less. The same being a sub-division of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and E $\frac{1}{2}$
of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 20, Range 13 East.

TO HAVE AND TO HOLD THE SAME, with all and singular the tenements, hereditaments
and appurtenances thereunto belonging, or in any wise appertaining, and all rights of home-
stead exemption unto the said party of the second part, and to his heirs and assigns forever.
And the said parties of the first part do hereby covenant and agree that at the delivery hereof
they are lawful owners of the premises above granted and seized of a good indefeasible estate
of inheritance therein, free and clear of all incumbrances, and that they will WARRANT AND
DEFEND THE same in the quiet and peaceable possession of said party of the second part, his
heirs and assigns, forever, against claims of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is made, executed, and delivered upon the
following conditions, to-wit:

FIRST. Said first parties are justly indebted unto the second party in the princi-
pal sum of Twelve Hundred (1200) DOLLARS, being for a loan made by the said second party to
the said first parties, and payable according to the tenor and effect of one certain negotia-
ble promissory note executed and delivered by the said first parties, bearing date July
5th, 1922 and payable to the order of said second party on the 5th day of July, 1923 at the
office of E. A. Lilly with interest thereon from date until maturity at the rate of ten per
cent per annum payable semi annually, which interest is evidenced by two (2) coupon interest
notes of evendate herewith, and executed by the said first parties one, (the first) Sixty
and no/100 dollars, due on the 5th day of January, 1923 and one note for Sixty and No/100
Dollars each due on the 5th day of July 1923, respectively. Each of said principal and in-
terest notes bear interest after maturity at the rate of ten per cent per annum, and are made
payable at the order of said second party at the Office of E. A. Lilly, Tulsa, Oklahoma.
with exchange on New York.

SECOND. The said parties of the first part agree to keep all buildings, fences
and other improvements on the said land in as good repair as they now are, and not to commit
or allow any waste on said premises.

THIRD. It is further expressly agreed by and between the parties hereunto that
if any default be made in the payment of any part of either said principal or interest notes,
when the same become due, or in case of default in the payment of any installment of taxes
or assessments upon said premises, or the premium for fire insurance as hereinafter provided,
when the same become due, or in case of the breach of any covenant or condition herein con-
tained, the whole of said principal sum named herein, and interest thereon, shall become imme-
diately due and payable, and this mortgage may be foreclosed accordingly. And it is also
agreed that in the event of any default in payment or breach of any covenant or condition
herein, the rents and profits of said premises are pledged to the party of the second part,
or his assigns, as additional collateral security, and said party of the second part, or
assigns, shall be entitled to possession of said premises, by Receiver or otherwise.

FOURTH. Said parties of the first part hereby agree in the event action is
brought to foreclose this mortgage they will pay a reasonable attorney's fee of One Hundred
Twenty Dollars, which this mortgage also secures.

FIFTH It is hereby further agreed and understood that this mortgage secures
the payment of the principal note and interest herein described, and all renewal, principal
or interest notes that may hereafter be given, in the event of any extension of time for the
payment of said principal debt, to evidence said principal or the interest upon the same dur-