

his heirs and assigns, all the following described real estate, situated in Counties of Tulsa and Craig and State of Oklahoma, to-wit:

All of Lot 13, in Block 2, of Ridgewood Addition to the City of Tulsa, Tulsa, County, Oklahoma, according to the recorded plat thereof, and Lots 4, 5, 6, 7, 8, 9 and 10 in Block 60, in the City of Vinita, in said County of Craig and State of Oklahoma, according to the official plat and survey of the same, on file in the office of the Register of Deeds of said County, to which plat reference is hereby made as a part of this deed and for a further description of said property. Also, another certain lot, piece or parcel of land, situated in said County of Craig and State of Oklahoma, bounded and described as follows, to-wit: Beginning on the West Boundary of the City of Vinita aforesaid, according to the survey and plat above mentioned and referred to, at a point where the North line of West Canadian Avenue intersects the West boundary of said city as shown by said survey and plat; thence in a Northwesterly direction 264.5 feet along the North line of said West Canadian Avenue extended; thence in a Northwesterly direction 565.76 feet on a line parallel to Ross Street, as shown on said survey and plat, to the west boundary of said city as shown by said survey and plat; thence South along said boundary line to the place of beginning, containing 1.717 acres, more or less.

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

This conveyance is intended as a mortgage to secure the payment of One certain promissory note of even date herewith, for \$5,000.00 due June 29, 1925 made to T. H. Jones or order, payable at Tulsa, Oklahoma with Seven per cent interest per annum, payable annually and signed by Kate E. Conner and O. L. Conner D. D. Wertzberger and C. F. Robertson

Said first parties hereby covenant that they are owners in fee simple of said premises and that they are free and clear of all incumbrances except one first mortgage for \$5,000.00, on the above described property in Tulsa County, Oklahoma.

That they have good right and authority to convey and encumber the same, and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of \$10,000.00 for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first parties agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties further expressly agree that in case of foreclosure of this mortgage, and as often as any proceeding shall be taken to foreclose same as herein provided, the mortgagor will pay to the said mortgagee \$500.00 Five Hundred Dollars as attorney's or solicitor's fees therefor, in addition to all other statutory fees; said fee to be due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said premises described in this mortgage, and the amount thereon shall be recovered in said foreclosure suit and included in any judgment or decree rendered in action as aforesaid, and collected, and the lien thereof enforced in the same manner as the principal debt hereby secured.

Now if the said first parties shall pay or cause to be paid to said second party his heirs or assigns said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note and shall make and maintain such insurance and pay such taxes and assessments then these presents shall be wholly discharged and void; otherwise shall remain in full force and effect. If said insurance is