

gagee): WITNESSETH, That said parties of the first part, for the purpose of securing the payment of the sum of Two Thousand & No/100 DOLLARS, the receipt of which is hereby acknowledged, and also the interest thereon, as hereinafter set forth, do by these presents 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:

All that part of Lot 1 in Block 169 in the Original Townsite of Tulsa, described as follows: Beginning at the Northeast corner of said Lot 1, thence running in a Southwesterly direction along the Northerly line of said lot to a point 15 feet Easterly of the Northwest corner of said Lot; thence in a Southeasterly direction on a line parallel with the Westerly line of said Lot to a point on the Southerly line of said lot 15 feet Northeasterly from the Southwest corner of said lot; thence Northeasterly along the Southerly line of said lot to the Southeast corner of said lot; thence due North along the Easterly line of said lot to the point of beginning.

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 promissory note, to-wit: one principal note for the sum of \$2,000.00, due August 1st, 1925, 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 otherperson.

Said mortgagors agree to insure the buildings on said premises against loss by fire or tornado in the sum of \$4,000.00 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 required 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 in-