

Lot Five (of Block Fifteen (15) of  
Breadmoor Addition to the city of Tulsa,  
according to the official plat thereof, and warrant the title  
to the same.

TO HAVE AND TO HOLD the premises above described, together with all rights, and claims  
of Homestead and Exemption of the said first party, their heirs or assigns, forever,  
Provided, Nevertheless, and these presents are made by said first party upon the  
following covenants and conditions, to-wit:

The said first party covenants and agrees.

FIRST. That they are lawfully seized in fee of the premises hereby conveyed; that they  
have good right to sell and convey the same as aforesaid; that the said premises are  
clear of all incumbrances; and that they and their heirs, executors and administrators  
will forever warrant and defend the title to the said premises against all claims and  
demands.

SECOND That said first party will pay to said second party or order the sum of Sixty  
Four Hundred dollars, with interest thereon from January, 20th 1923 until due at the  
rate of six per cent per annum, payable semi-annually on the first day of August,  
and February, in each year, and in accordance with six certain promissory notes of the  
said first party with 45 coupons attached, said note and coupons being of even date  
herewith and bearing interest after maturity, at the rate of ten per cent per annum,  
payable semi-annually and this mortgage secures all renewal principal or interest notes  
that may hereafter be given in event of any extension of time for the payment of said  
principal debt.

THIRD. That said first party will keep all buildings, fences, sidewalks and other  
improvements on said real estate in as good repair and condition as the same are at this  
date, and permit no waste, and especially permit no cutting of shrubbery, fruit or  
shade trees; that they will at no time permit any part of the premises to be used  
in the conduct of any illegal or disreputable business or such as will tend to injure  
or render said premises unfit for general business or residence purposes; that they  
will permit no unnecessary accumulation of combustible material upon said premises;  
that they will constantly keep in proper order all pipes, connections fixtures and  
attachments of every kind relating to the plumbing for the use of natural or manufactured  
gas, or both, water supply and sewerage, furnaces, steam pipes and boilers, so as to  
prevent damage or undue risk to the property thereby, and will keep all electric light  
wires, and connections in safe condition and properly insulated; the second party reserving  
for itself and successors the right to enter upon and inspect the premises at any reason-  
able hours and as often as he or they may desire.

FOURTH. That first party hereby agrees to pay, before the same shall become delinquent  
all taxes, charges or assessments assessed or levied under the laws of this State  
and of the United States of America, upon the above described property, or any part  
thereof, or any interest therein, or upon this mortgage, except the mortgage registration  
tax and should the first party fail to pay any such taxes, charges, or assessments,  
and such interest or costs as may have accumulated thereon by force of law, and the  
amount so paid, with interest thereon at 10 per cent per annum from the date of such  
payment, shall be secured by the lien of this mortgage, and be collected by foreclosure  
hereof; and such payment shall not be a waiver of the breach of the foregoing condition.