

B. DeLace Greis , filed for record January, 10th 1920.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining forever. This conveyance , however is intended as a mortgage to secure the payment of one promissory note in writing this day executed and delivered to said second party by first parties, one for \$5,000.00 due ninety days after date all payable at The Exchange National Bank of Tulsa, Tulsa County, State of Oklahoma, with interest from maturity at the rate of eight per cent per annum, payable annually, and all providing for the payment of ten dollars and ten per cent additional as attorney's fees in case the same be collected by legal proceedings or be placed in the hands of an attorney for collection, and also to secure a line of credit to the extent of \$15,000.00 more or less, heretofore extended by the mortgagee, The exchange National Bank of Tulsa, unto Wenger Armstrong Lubricating Company, a corporation, or hereafter to be extended to the Standardized Lubricante Company, a corporation, at the special instance and request of C.G. Armstrong, and based on approved acceptance of said Companies as per provisions of a written instrument executed by and between the said The Exchange National Bank of Tulsa, Oklahoma as party of the first part and the said C.G. Armstrong, as party of the second part, of even date herewith, extending over a period of -- months from this date unless sooner terminated under the terms of said Agreement above referred to.

Said first parties hereby covenant that they are the owners in fee simple of said premises and that the same are free and clear of all encumbrances. That they have good right and authority to convey and incumber the same and they will warrant and defend the same against the lawful claims of all per ons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of \$--- for the benefit of the mortgagee, its successors and assigns and to maintain such insurance during the existence of this mortgage. Said first parties also agree to pay all taxes and assessments lawfully assessed against said premises before the same shall become delinquent.

Now if said first parties shall pay or cause to be paid to said second party, its successors and assigns, said sum or sums of money in the above described note mentioned together with the interest thereon according to the terms and tenor of said note and shall procure and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void, otherwise shall remain and be in full force and effect. If such insurance is not affected and maintained or if any and all taxes and assessments which are mor may be levied and assessed lawfully against said premises, or any part thereof, are not paid before the same become delinquent, then the mortgage herein its successors or assigns may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten (10) per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums of money or any part thereof, or any interest thereon is not paid when the same becomes due and payable or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be delinquent, the holder of said notes and this mortgage may, without notice to first part, elect to declare the whole sum or sums and interest thereon and attorney's fees