

does grant, bargain, sell, release and confirm unto the said party of the second part, its successors and assigns, forever, all of the following described real estate, situate lying and being in the County of Tulsa and State of Oklahoma, to-wit: The Northeast 10 acres of Lot 7 and the West 20.66 acres of Lot 7 less .12 acres, reserved as a right of way for the Kansas, Oklahoma & Southwestern Railway and the Southeast 10 acres of Lot 7 and the South half of the Southeast quarter of the Southwest Quarter of Section Six (6) Township twenty two (22) North, Range Fourteen (14) East, containing 60.54 acres more or less.

Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the above bargained premises unto the said party of the second part, its successors and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; and the said party of the first part does covenant with the said party of the second part, its successors and assigns, that at the time of the delivery of these presents is well seized of said premises in fee simple; that they are free from all incumbrances and charges whatever, and that she will, and her heirs, executors and assigns shall forever warrant and defend the title to the same against all lawful claims whatsoever;

Provided always, that these presents are upon the express condition, that the said party of the first part shall and does well and truly pay or cause to be paid to the said party of the second part, its successors or assigns the sum of One Thousand & No/100 Dollars, with interest according to one certain promissory note bearing even date herewith Maturing one year after date, with interest after maturity at ten per cent per annum, executed by Pauline Elizabeth Pitts, and payable to said party of the second part, or its order, and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature, as shall by any lawful authority, while the money secured by these presents remains unpaid, be levied or imposed upon said premises above described, including the taxes upon the mortgage interest of said party of the second part in and to said premises, by virtue of this mortgage; and shall also insure and keep insured the buildings erected and to be erected on the premises above described, in some good and responsible fire insurance company, to be approved by the party of the second part, against loss and damage by fire in the sum of at least -- -----Dollars, for the benefit of the party of the second part, its successors and assigns; and assign and deliver the policy and certificates thereof to the party of the second part, its successors and assigns; and shall well and truly pay and discharge all liability or indebtedness of said party or parties of the first part to the party of the second part that may hereafter be created or exist by reason of any loans or advances made by the party of the second part to the party or parties of the first part, or either or any of them, or by reason of the execution or endorsement of any promissory notes by said party or parties of the first part, either or any of them payable to the party of the second part or to its order, or existing by reason of any overdraft made by said party or parties of the first part or any of them in -----account with the party of the second part and shall further keep and perform all covenants and agreements hereinafter made, then these presents shall be null and void;

AND IT IS HEREBY EXPRESSLY AGREED, That should any default be made in the above covenant to insure and keep insured the said buildings, then and in such case it shall be lawful for the said party of the second part, its successors and assigns, without prejudice to any rights it might otherwise have by virtue of these presents, to