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F. P. Walter, DR. W. M. WILSON and JOHN J. ALLEN, as trustees of the BOSTON AVENUE METHODIST EPISCOPAL CHURCH, SOUTH, and said BOSTON AVENUE METHODIST EPISCOPAL CHURCH, SOUTH, of the City of Tulsa, County of Tulsa, State of Oklahoma, mortgage to the MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY of Springfield, Massachusetts (hereinafter called Mortgagee), the following described real estate, situate in the City of Tulsa, County of Tulsa in the State of Oklahoma, to wit: All of Lot Seven, Block one hundred and forty-seven, in the City of Tulsa, County of Tulsa and State of Oklahoma, according to the Official Plat thereof.

Together with all the improvements thereon, and appurtenances thereunto belonging, and the rents, issues and profits thereof, and warrant the title to said real estate; TO SECURE THE performance of the covenants and agreements herein contained, and the payment when the same shall become due, of FORTY-EIGHT THOUSAND dollars, according to one promissory note, of even date herewith, and executed and delivered to said Mortgagee by said Mortgagor, BOSTON AVENUE METHODIST EPISCOPAL CHURCH, SOUTH, by its said Trustees, for FORTY-EIGHT THOUSAND DOLLARS, due on the first day of September in the year 1927, with interest thereon at six and one-half per cent. per annum, payable semiannually on the first days of March and September in each year; and with interest after maturity on the principal and interest installments, severally, at ten per cent. per annum; both principal and interest being payable, without grace, to the order of said Mortgagee at its Home Office, in Springfield, aforesaid.

AND said Mortgagors, for their heirs, executors, administrators, successors and assigns, covenant with said Mortgagee, its successors and assigns, as follows:

FIRST, To pay said sum of money mentioned in said notes, and the interest thereon, according to the tenor and effect thereof.

SECOND. That so long as any part of the debt hereby secured shall be unpaid to remove from said premises all statutory lien claims; to protect the title and possession of said real estate; and to pay when the same become due all taxes and assessments now existing, or hereafter levied or assessed, upon said real estate or the interest therein created by this mortgage, or which by the laws of Oklahoma may be levied or assessed against said Mortgagee or its mortgage interest in said land, or the debt hereby secured, or upon this mortgage; but said Mortgagee shall pay the tax on mortgages required by the laws of said State to be paid by Mortgagees.

THIRD. To keep the buildings on said premises in good repair and condition and not suffer waste thereof.

FOURTH. To keep such buildings, and any which may hereafter be erected upon said premises, insured against loss or damage by fire for not less than FIFTY THOUSAND Dollars in such insurance company or companies as said mortgagee may approve, and to deliver to said Mortgagee, as additional security hereto, the policies of such insurance and of any additional insurance which shall be taken out upon such buildings while any part of the indebtedness aforesaid shall remain unpaid, having attached to said policies such mortgage indemnity clause as said Mortgagee shall direct. Renewals of such policies shall be so delivered at least ten days before any such insurance shall expire. Any sum which may become due under any such policy may be applied by said Mortgagee, at its option, either to reduce said debt or to repair or replace the improvements covered by said policy. Said mortgagee may at any time, at its own discretion, procure and substitute for any and all of the insurance so held as aforesaid, such other policy or policies of insurance, in like amount, as it may determine. In case of sale under foreclosure hereof, all such insurance shall thenceforth, and until the period of redemption