

exemption unto the said party of the second part, and to his heirs and assigns forever.

And the said party of the first part do hereby covenant and agree that at the delivery hereof she is lawful owner of the premises above granted and seized of a good indefeasible estate of inheritance therein, free and clear of all incumbrances except two mortgages to The Tulsa B'ldg. & Loan Ass'n. one for \$6,000.00 and one for \$500.00 and that she will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns, forever, against claim of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is made, executed and delivered upon the following conditions, to-wit:

FIRST. Said first party is justly indebted unto the second party in the principal sum of Eleven Hundred (1100) Dollars, being for a loan made by the said party to the said first party, and payable according to the tenor and effect of one certain negotiable promissory note executed and delivered by the said first party, bearing date October 24th, 1922 and payable to the order of said second party on the 24th day of October 1923 at the office of E. A. Lilly, Tulsa, Oklahoma with interest thereon from date until maturity at the rate of 10 per cent per annum payable semi annually, which interest is evidenced by two coupon interest notes of even date herewith, and executed by the said first party one, (the first) Fifty-five & No/100 Dollars, due on the 24th day of April, 1923 and one note for Fifty-five and no/100 Dollars each due on the 24th day of October 1923 respectively. Each of said principal and interest notes bear interest after maturity at the rate of 10 per cent per annum, and are made payable at the order of said second party at the office of E. A. Lilly, Tulsa, Oklahoma with exchange on New York.

SECOND. The said party of the first part agrees to keep all buildings, fences and other improvements on the said land in as good repair as they are, and not to commit or allow any waste on said premises.

THIRD. It is further expressly agreed by and between the parties hereunto that if any default be made in the payment of any part of either said principal or interest notes, when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or the premium for fire insurance as herein after provided, when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or his assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, by Receiver or otherwise.

FOURTH. Said party of the first part hereby agrees in the event action is brought to foreclose this mortgage she will pay a reasonable attorney's fee of One Hundred ten Dollars, which this mortgage also secures.

FIFTH: It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described, and all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

SIXTH. Said party of the first part hereby covenants and agrees to pay all taxes and assessments of whatever character on said land, and any taxes or assessments that