

the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm, unto said party of the second part, and to his heirs and assigns, forever, all of the following described tract, piece or parcel of land lying and situate in the County of Tulsa and State of Oklahoma, to-wit:

South Forty-five (45) feet of the North Fifty (50) feet of Lot Two
(2) in Block One Hundred Sixty-six (166) Original town of Tulsa,
Tulsa County, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs and assigns forever. And the said party of the first part does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, 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 the lawful claims of all persons whomsoever.

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

FIRST: Said Lavernia R. Mong is justly indebted unto the said party of the second part in the principal sum of Five Thousand & No/100 Dollars, in lawful money of the United States, being for a loan thereof made by the said party of the second part, to the said party of the first part, and payable according to the tenor and effect of one certain negotiable promissory note, executed and delivered by the said first party, bearing date September 25th, 1922, payable to the order of said second party on the 25th day of September, 1927 with interest thereon from date until maturity at the rate of four per cent per annum, payable semi-annually on the 25th day of March and September in each year, and four per cent per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note of September 25, 1922 and of even date therewith and payable to the order of said party of the second part. All principal and interest payable at - - -

SECOND: Said party of the first part agrees to pay all taxes and assessments on said lands and premises when the same are due, and to keep such building, and improvements on said land insured against fire and tornadoes in such companies and in such amounts as second party or assigns may name; the policy to have loss payable clause made to the holder hereof, as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the party of the first part, the holder hereof may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of ten per cent per annum and the first party assumes all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

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

FOURTH: In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.