

Interest to accrue upon the foregoing principal notes at the rate of six per cent (6%) per annum until maturity is represented by fourteen (14) separate interest notes, likewise of even date herewith, maturing in proper amounts on May 4, 1923 and every six (6) months thereafter up to and including November 4, 1929. Each of said principal and interest notes is payable to the order of the First National Company at ^{the} office in the City of St. Louis, Missouri, with interest from maturity at the rate of eight per cent (8%) per annum. Each of said principal notes also provides for an additional payment of ten per cent (10%) of the amount due as attorney's fees in the event it is placed in the hands of an attorney for collection in case payment shall not be made at maturity. It being agreed that the whole of said principal remaining unpaid shall become due and payable at once after default, if any, in the payment of interest, insurance premiums, taxes, or assessments, as hereinafter further provided.

NOW, THEREFORE, the said parties of the first part for better securing the payment of the sums of money mentioned in said notes according to their terms and tenor, and also in consideration of the sum of One Dollar (\$1.00) paid by second party to the first parties, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, convey and mortgage unto the second party, its successors and assigns, forever, the following described real estate located and situated in the city of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) in Block one hundred sixty four (164), original Townsite of Tulsa, in the County of Tulsa and STATE Of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on April 11, 1902.

TO HAVE AND TO HOLD the above described premises, together with all improvements thereon, and all rents, issues, leases and appurtenances, thereto belonging or appertaining, unto the said party of the second part, its successors and assigns;

PROVIDED, ALWAYS, That if the said parties of the first part, their successors or assigns shall well and truly pay unto the second party, its successors or assigns, the said principal and interest notes, in accordance with the tenor thereof and shall otherwise perform and carry out all the covenants and agreements in said notes and this mortgage agreed to be performed, then in that event these presents and the estate hereby grant shall cease, determine and be void.

And the said parties of the first part covenant with the party of the second part as follows:

First. That the title hereby conveyed is the fee simple title to the premises above described, and that the same is free and clear of all liens, restrictions, encumbrances, and delinquent taxes of any kind whatsoever; that said first parties have good right and authority to convey and encumber said premises and they will warrant and defend the same and the peaceable and quiet possession thereof against all persons whomsoever.

Second. That they will insure the buildings now or hereafter upon said premises and keep same insured during the term of this mortgage against loss by fire, in at least the sum of Fifty Thousand Dollars (\$50,000) and against loss by tornado in at least the sum of Twenty Five Thousand Dollars (\$25,000) and against loss or damage by explosion of boilers in the sum of ----- Dollars (\$-----). All of said insurance to be represented by policies issued by solvent insurance companies, duly authorized to do business in the State of Oklahoma, and satisfactory to said second party, the form of said policies likewise to be satisfactory to said second party, and all said policies to be made payable and delivered to said second party, to be held by it during the life