

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 party 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 party, 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:

All the Easterly fifty feet (50') of Lots Numbered seven (7) and eight (8) in Block No. one hundred twenty one (121), in the original Town or City of Tulsa, Oklahoma, according to the official plat and survey thereof; described by metes and bounds as follows, to-wit: Beginning at the point of intersection of the South boundary line of Third Street with the West boundary line of a twenty foot (20') alley, being the Northeast corner of said Lot No. eight (8) of said Block No. one hundred twenty one (121) in the original Town or City of Tulsa, thence West along the South boundary line of Third Street fifty feet (50') to a point, thence South parallel to the West boundary line of said alley one hundred fifty feet (150') to a point, thence East fifty feet (50') to the West boundary line of said alley, thence North along the West boundary line of said alley and parallel to the East boundary line of Cheyenne Avenue one hundred fifty feet (150') to the point of beginning, together with all improvements thereon.

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 party of the first part, its 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 granted shall cease, determine and be void.

And the said party of the first part covenants 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 party has good right and authority to convey and encumber said premises and it will warrant and defend the same and the peaceable and quiet possession thereof against all persons whomsoever.

Second. That it 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 One Hundred Thousand Dollars (\$100,000) and against loss by tornado in at least the sum of Fifty Thousand Dollars (\$50,000) 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 of this mortgage, said second party being hereby authorized to sue for and collect all moneys payable under such policies, and to hold and apply