

payment of ten per cent (10%) of the amount due as an 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, do 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:

The north twenty five feet (25') of lot No. seven (7) in Block No. one hundred and six (106) in the city of Tulsa, according to the Government survey thereof; and described by metes and bounds as follows: to-wit: Beginning at the point of intersection of the east line of South Boston Avenue with the south line of a fifteen foot (15') alley, being the northwest corner of said lot No. seven (7) in Block No. one hundred and six (106) original town site of Tulsa, thence east along the south line of said alley one hundred forty feet (140') to the west line of an alley, thence south and parallel to the east line of South Boston Avenue twenty five feet (25') thence west and parallel to the south line of said fifteen (15') alley one hundred forty (140') to the east line of South Boston Avenue, thence north along the east line of South Boston Avenue twenty five feet (25') to the point of beginning, together with improvements thereon known as 209 South Boston Avenue.

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 granted 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 fifteen thousand dollars (\$15,000) and against loss by tornado in at least the sum of fifteen thousand dollars (\$15,000) and against loss or damage by explosion of boilers in the sum of - - - - - dollars.

I hereby certify that I received \$1.00 and issued Receipt No. 672 therefor in payment of mortgage tax on the within mortgage.
Dated this 13 day of Nov. 1922

WAYNE L. DICKEY, County Treasurer

R. W. Deputy