

Sand Springs, of Sand Springs, Oklahoma, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of one thousand three hundred nine and 04/100 dollars to her in hand paid by the said party of 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 its heirs and assigns, forever, all of the following described tract, piece or parcel of land, lying, and situate in Exchange Addition to Tulsa County of Tulsa, and State of Oklahoma, to-wit:

Lot numbered one (1) in Block numbered one (1)
Exchange addition to Tulsa, Tulsa County, Oklahoma,
located at Park View, on S.S.Ry.

To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its 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, its 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 Sarah F. Hunt is justly indebted unto the said party of the second part in the principal sum of one thousand three hundred nine and 04/100 dollars, lawful money, of the United States of America, being for a loan thereof made by the said party of the second part to the said Sarah F. Hunt, and payable according to the tenor and effect of one certain first mortgage real estate note duly executed and delivered by the said Sarah F. Hunt, bearing date of December 15th, 1922, payable to the order of the said The First National Bank of Sand Springs of Sand Springs, Oklahoma, one year after date, at Sand Springs, Oklahoma, with interest thereon from date until maturity at the rate of ten per cent per annum, payable semi-annually, on the 15th days of December and June in each year, and 10 per cent per annum after maturity, the installments of interest being further evidenced by - - coupons attached to said principal note, and of even date therewith, and payable to the order of said- - .

Second. Said first party further expressly agree that she will pay all taxes, charges or assessments levied upon said real estate or any part thereof, when the same shall become due and payable, under the laws of the United States of Oklahoma, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or its assigns; and will pay all taxes levied upon this mortgage or the notes secured thereby. Upon violation of this agreement, or the passage in said State of any law imposing payment of the whole or any portion of any of the taxes or assessments aforesaid upon the mortgagee, or authorizing the taxation, directly or indirectly, of this mortgage or said note or the debt secured thereby or the income arising therefrom, then and in any event the debt hereby secured, without any deduction, shall, at the option of the mortgagee, become immediately due and collectible and said mortgagee shall be entitled to immediate possession of the premises, and rents, issues and profits thereof, and the said first party shall not be entitled to any offsets against the sums hereby secured for taxes or assessments so paid.

Third Said party of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair, and condition as the same are in at