

a westerly direction, parallel with the southerly line of said lot, to the westerly line of said lot, thence in a southerly direction along the westerly line of said lot a distance of fifty (50) feet to the place of beginning.

To have and to hold the same, together with all and singular the tenements hereditaments and appurtenances thereto belonging, or in any wise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment of one promissory note in writing this day executed and delivered to said party by said first parties, one for (\$110,000.00) due April 2nd, 1933, all payable at the Exchange National Bank of Tulsa, Tulsa County, State of Oklahoma, with interest from date at the rate of six per cent per annum, payable annually, and all providing for the payment of Ten Dollars and ten per cent additional, as attorney's fees, in case the same be collected by legal proceedings or be placed in the hands of an attorney for collection.

Said first parties hereby covenant that they are the owners in fee simple of said premises and that the same are free and clear of all incumbrances, except a mortgage of \$200,000.00 to Lina J. Hall, that they have good right and authority to convey and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of (\$180,000.00) for the benefit of the mortgagee, its successors and assigns, and to maintain such insurance during the existence of this mortgage. Said first parties also agree to pay all taxes and assessments lawfully assessed ^{against said premises} before the same shall become delinquent.

Now, if said first parties shall pay or cause to be paid to said second party its successors and assigns, said sum or sums of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of said note, and shall procure and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void; otherwise shall remain and be in full force and effect. If such insurance is not effected and maintained or if any and all taxes and assessments which are or may be levied and assessed against said premises, or any part thereof, are not paid before the same become delinquent, then the mortgage herein, its successors or assigns may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten (10) per cent per annum until paid, and this mortgage shall stand as security for all such payments, and sums, and if said sum or sums of money or any part thereof, or any interest thereon, is not paid when the same become due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors and assigns, or if any taxes or assessments are not paid before the same shall become delinquent, the holder of said notes and this mortgage may, without notice to first parties elect to declare the whole sum or sums and interest thereon and attorney's fees therein provided for due and payable at once and proceed to collect said debt, interest and attorney's fee set out and mentioned in said note, according to the terms and tenor thereof and also all sums paid for insurance and taxes and legal assessments and interest thereon, and also to foreclose this mortgage, whereupon the said second party, its successors and assigns, shall become and be entitled to the possession of said premises and shall be entitled to the rents and profits thereof, and shall be entitled to the appointment of a receiver for the collection of said rents and profits.