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and State of Oklahoma, to-wit:

Lot Ten (10) in Block Twenty-three (23), in the Original Townsite of the city of Sand Springs, Tulsa County, Oklahoma,

TO HAVE AND TO HOLD THE same, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 he 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 he will warrant and defend the same in the quiet and peaceable possession of said party of the second part, and 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 M.H. Hunt justly indebted unto the said party of the second part in the principal sum of Fifteen Hundred Fifty-four and thirty-nine one-hundredths \$1554.39 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 M. J. Hunt and payable according to the tenor and effect of one certain First Mortgage Real Estate Note executed and delivered by the said M. J. Hunt bearing date Jan. 30, 1923, payable to the order of the said First National Bank of Sand Springs Oklahoma, One years after date, at Sand Springs, Oklahoma, with interest thereon from date until maturity at the rate of ten per cent per annum, payable ~~semi~~ quarterly on the 1st days of March, 1923 and 1st of each month, in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by no coupons attached to said principal note, and of even date therewith, and payable to the order of said none-----at,

SECOND. Said first party further expressly agree that he 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 State 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 or directing 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 such 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 the 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 this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

FOURTH. Said party of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of Two Thousand \$2000.00 dollars, loss, if any, payable to the mortgagee or its assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same; and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys