

COMPARABLE

first part has Mortgaged and does hereby GRANT, BARGAIN, SELL AND MORTGAGE unto the said party of the second part, its successors and assigns the following described tract of real estate situated in Tulsa County, Oklahoma, to-wit:

East half of West half of Northwest quarter and West half of East half of Northwest quarter and East half of Northwest quarter ^{of the Southwest quarter} and West half of Northeast quarter of Southwest Quarter of Section Twenty-Two, Township Eighteen North, Range Thirteen East, of Indian Meridian containing 120 acres according to the United States survey thereof.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, in fee simple forever, together with all rights and claims of homestead Exemption, Dower and Courtsey and all improvements, privileges, appurtenances, rents, royalties and profits thereunto belonging.

WARRANTY: The said party of the first part for the said party of the first part and for the heirs, executors and administrators of party of the first part covenant with said party of the second part, its successors or assigns that at the delivery hereof the party of the first part is lawfully seized and possessed of a fee simple title to the premises hereby conveyed, and that the party of the first part has good right to sell and convey the same as aforesaid; that the said premises are free and clear of all encumbrances; that the party of the first part will, and the heirs, executors and administrators of party of the first part shall forever warrant and defend the title to the said premises against the claims and demands of all persons whomsoever.

TAXES: The said party of the first part agrees to 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 Oklahoma, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or assigns, and will pay all taxes levied upon said mortgage except the Registration Mortgage tax which shall be paid by the mortgagee herein, and the party of the first part shall not be entitled to any credit of offset against the sums hereby secured for taxes so paid.

INSURANCE: The said party of the first part agrees to procure and maintain, Fire, Tornado and Lightning Insurance on the above described premises in such insurance companies as the mortgagee shall elect, in the sum of \$1000.00 and said insurance policies shall be held by the said mortgagee as collateral and additional security for the payment of the notes hereby secured, and the interest thereon and all other interests of the mortgagee or assigns herein.

ADDITIONAL ADVANCEMENTS: It is hereby expressly agreed that if said party of the first part shall fail to pay the taxes against said premises as required by law, or fail to procure, maintain and deliver the insurance as herein provided, that the mortgagee or the legal holder hereof may pay said taxes and procure said insurance, and the said mortgagee or assigns, may also pay and discharge all liens, claims, adverse titles and incumbrances against said premises, and the said party of the first part agrees to repay to said mortgagee, its successors or assigns, all such sums of money so expended, together with interest thereon at the rate of 10% per annum from the time such payments are made, and until such sums and all interests due thereon have been repaid to the mortgagee, said mortgagee shall be subrogated to all of the rights, benefits and privileges of the holders of such liens, claims, adverse titles and incumbrances, and in addition to such right of subrogation and as additional security for sums so paid and advanced and all interest accruing thereon the mortgagee shall be secured by this mortgage in the same manner as the principal sum secured hereby.