COMPARED

Twenty Two Hundred Dollars ($2200.00) Dollars, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second party, successors and assigns, all the following described real estate, lying, situate and being in the county of Tulsa, State of Oklahoma, to-wit:

> Lot Twenty-one (21) Block Sixteen (16) in Terrace Drive Addition to the City of Tulsa, according to the recorded plat thereof, Lot twenty (20) Block Two (2) Terrace Drive Addition to the City of Tulsa, according to the recorded plat thereof with all improvements thereof.
>
> This mortgage is given with the understanding that same is subject to all other mortgages given prior to the above date.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in wany 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 second party by said first parties, one for ($2200.00) due May 13th, 1923, all payable at PLANTERS & MECHANICS BANK, Tulsa, County, State of Oklahoma, with interest from maturity at the rate of 8 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 encumbrances. That they have good right and authority to convey and incumber 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 build ings on aid premises in the sum of ($12,000.00) 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 agrees 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 affected and maintained or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before the same become delinquent, then the mortgage herein _____ 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 a any part thereof, or any interest thereon is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be came delinquent, the holder of said notes and this mortgage may without notice to first parties select to declare the whole sum or sums and interest thereon and attorney's fees therein provided for due and payable at once andproceed to collect said debt, interest and attorney's fees 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