

the first part, and the FARM AND HOME SAVINGS AND LOAN ASSOCIATION OF MISSOURI, a corporation organized under the laws of the State of Missouri, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Sixty Thousand Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has sold, and by these presents does, grant, Bargain, sell, convey and confirm, unto said party of the second part, its successors and assigns forever, all the following described real estate, lying and situated in the County of Tulsa and State of Oklahoma, to-wit;

All of Lots Number Two (2) and Three (3) and All that part of Lot Number One (1) in Block Number Seventy Five (75) in the Original Town, now City, of Tulsa, Oklahoma, according to the official plat and survey thereof, that is described as follows; Beginning at a point three and one tenth ($3 \frac{1}{10}$) feet North of the Southeast corner of Lot Number One (1) in said Block Number Seventy Five (75) and running in a Westerly direction on a diagonal line to a point Eleven (11) feet North of the South line of Lot Number One (1) and fifty (50) feet from the West line of Lot Number One (1); thence running in a Southerly direction on a line parallel with the West line of said Lot Number One (1) a distance of One (1) Foot; running thence in a Westerly direction a distance of Fifty (50) feet to the alley line through said Block Number Seventy Five (75); thence running along said alley line through said Block a distance of Ten (10) feet to the Southwest corner of said Lot Number One (1); thence running in an easterly direction a distance of One hundred forty (140) feet along said Lot line to the Southeast corner of said Lot Number One (1); thence running in a northerly direction along the Easterly line of said Lot Number One (1) a distance of Three and One tenth ($3 \frac{1}{10}$) feet to the place of beginning.

Also the Easterly half of the vacated alley running through said Block Number Seventy Five (75), and all improvements on all of the above described property.

And all right, title, estate and interest of said grantor in and to said premises, including all homestead rights, which are hereby expressly waived and released together with all rents of said property, with full power and authority to collect the same in case the conditions of this mortgage become broken in any particular, and with all and singular the tenements, hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD THE SAME, unto said party of the second part, its successors and assigns, forever. Said party of the first part hereby covenants with said party of the second part, its successors and assigns, that at the delivery hereof it is the true and lawful owner of the said premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that it will warrant and defend the same against the lawful and equitable claims of all persons whomsoever.

PROVIDED Always, And these presents are upon the express conditions that, whereas, the said party of the second part at the special instance and request of said party, of the first part, loaned and advanced to Ratcliff-Sanders Grocer Company, a Corporation, the sum of Sixty Thousand Dollars,;

AND WHEREAS, said party of the first part agrees with the said party of the second part, its successors and assigns, to pay all taxes and assessments, general and special, against said lands and improvements thereon, when due, and to keep said improvements in good repair, and to keep the buildings thereon constantly insured in such company or companies as said second party may designate and the policy or policies of insurance constantly transferred to said party of the second part, its successors or assigns, and also to keep said lands and improvements thereon free from all statutory lien