

and payable to the order of Anna Artley Gregg, the mortgagee herein, a copy of which principal note secured hereby is as follows, to wit:

\$2500.00

Tulsa, Oklahoma, March 14, 1924.

On July 1, 1925, after date, for value received, we promise to pay to Anna Artley Gregg, or order, the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2500.00) DOLLARS, payable at The Exchange National Bank, of Tulsa, Oklahoma, without defalcation or discount, with interest on said sum from date at the rate of eight per cent (8%) per annum, payable semi-annually. If this note, or any interest due thereon, is not paid when due, the principal and interest on this note shall at the option of the holder hereof become at once due and payable. If this note is collected by process of law, the makers, endorsers and guarantors hereby agree to pay an attorney's fee of ten per cent (10%) of the amount due thereon. Presentment and demand for payment, protest, and notice of protest for non-payment, and any defense that might be made on account of any extension of time that may be granted for the payment of this note, are hereby waived by the makers, endorsers and guarantors hereof.

No. One.
Due July 1, 1925.

A. C. Hunt

Essie J. Hunt

All sums secured by this mortgage shall be paid at the office of The Exchange National Bank, at Tulsa, Oklahoma, unless otherwise specified in the note secured hereby.

It is expressly agreed and understood by and between the said parties hereto, that this mortgage is a second lien upon the premises herein described. That the parties of the first part will pay said principal and interest at the times when the same fall due and at the place and in the manner provided in said note, and will pay all taxes and assessments levied against said land when the same are due and payable each year, and will not commit or permit any waste to be committed upon said premises. That the buildings and other improvements thereon shall be kept in good repair and shall not be altered, destroyed or removed without the consent of the second party and shall be kept insured for the benefit of the second party or her assigns, against loss by fire or lightning for not less than Two Thousand Five Hundred (\$2500.00) Dollars, in such form and in standard insurance companies satisfactory to said second party, and that all policies and renewal receipts thereof shall be delivered to said second party. If the title to the said premises be transferred, said second party is authorized, as agent of the first party, to assign the insurance to the grantee of the title.

Parties of the first part and their heirs, executors, administrators and assigns hereby warrant the title and quiet enjoyment of the aforesaid premises to the said party of the second part, her heirs, executors, administrators and assigns and will forever defend the title to the aforesaid premises against the lawful claims and demands of all persons.

It is further agreed and understood that the said second party may pay any taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or her assigns, including insurance upon buildings, and may recover the same from the first party with eight per cent interest, and that every such payment is secured hereby and that in case of foreclosure hereof and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first parties an attorney fee of ten per cent (10%) of the amount due, as provided in said note, which attorney's fee shall be due upon the filing of a petition in foreclosure and which attorney's fee is secured hereby. Any expense incurred in litigation or otherwise, including attorney fees and abstract of title to said premises incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor to the mortgagee or assigns, with interest thereon at eight per cent (8%) per annum, and this mortgage shall stand as security therefor.

It is further agreed by first parties, that upon a breach of the warranty herein or upon