

party of the second part, its successors and assigns, all the following described real estate lying, situate and being in the County of Tulsa, State of Oklahoma, to-wit:

Sub-Divisions Number One (1), Two (2) and Four (4) and the property described as private alleys, in that certain plat duly of record in the office of the County Clerk of Tulsa County, Oklahoma, subdividing Lot Seven (7) in Block One Hundred Thirty Six (136) of the Original Town (now City) of Tulsa, in Tulsa County, Oklahoma; being all of said Lot Seven (7) of said Block 136 as originally platted, except a tract in the Northeast corner of said lot 7 forty (40') by eighty (80') feet, on which is constructed and stands a three story brick building known as the Texas Building; the premises here involved being more particularly described as follows:

Beginning at the Northwesterly corner of said Lot Seven (7) being also the point of intersection of the Easterly Line of Main Street with the Southerly line of Fourth Street; thence in an Easterly direction along and with the Northerly Line of said Lot 7, being also the Southerly line of Fourth Street; a distance of 100'; thence in a Southerly direction along the Westerly line of Subdivision #3, of said Lot 7, a distance of 80' to a point; thence in an Easterly direction along the Southerly line of said Subdivision #3 a distance of 40' to the Westerly line of an alley running through said block; thence in a Southerly direction along and with the Westerly line of said alley a distance of 20' to the Southeasterly corner of said Lot 7; being also a point in the Westerly line of said alley distant 100' South from Fourth Street; thence in a Westerly direction along and with the Southerly line of said Lot 7, a distance of 140' to the Easterly line of Main Street, being also the Southwesterly corner of said Lot 7; thence in a Northerly direction along and with the Easterly line of Main Street a distance of 100' to the place of beginning. This Mortgage given to secure payment of previously existing indebtedness.

(The party of the first part expressly represents that said premises is not now and never has been, and will not be claimed as any part of his homestead but that he has a homestead where he now lives with his family).

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment of two promissory notes in writing this day executed and delivered to said second party by said first part.. one for \$35,000.00 due ninety days from date, executed by Dan Hunt, one for \$50,000.00 due Ninety days from date, executed by the Hunt Company, a corporation, and Dan Hunt, as Indorser, all payable at The Exchange National Bank of Tulsa, Tulsa County, State of Oklahoma, with interest from maturity at the rate of .... 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 party hereby covenants that he is the owner in fee simple of said premises and that the same are free and clear of all encumbrances. That he has good right and authority to convey and incumber the same and he will warrant and defend the same against the lawful claims of all persons whomsoever. Said first part.. agree.. to insure the buildings on said premises in the sum of \$(.....) for the benefit of the mortgagee its successors and assigns and to maintain such insurance during the existence of this mortgage. Said first party also agrees to pay all taxes and assessments lawfully assessed