

eration of the sum of Twenty-five Thousand Dollars (\$25,000.) to them paid by S.E. Vance, of the City of Tulsa, State of Oklahoma, hereinafter designated the second party, the full receipt of which said sum of money is hereby acknowledged, have sold and by these presents do, grant, bargain, sell, convey and confirm unto said second party, his heirs and assigns, the real estate and premises lying and situate in Tulsa, Tulsa County, Oklahoma, and described as follows, to-wit:

I hereby certify that I have received \$13,500.00 for the sum of Twenty-five Thousand Dollars (\$25,000.) to them paid by S.E. Vance, of the City of Tulsa, State of Oklahoma, hereinafter designated the second party, the full receipt of which said sum of money is hereby acknowledged, have sold and by these presents do, grant, bargain, sell, convey and confirm unto said second party, his heirs and assigns, the real estate and premises lying and situate in Tulsa, Tulsa County, Oklahoma, and described as follows, to-wit:

Revenue 7928  
Date of the sale 1-1-1923  
Wayne L. Dickey, County Treasurer

All of Lot Number Four (4) in Block Number One Hundred Eighty-one (181) in the Town of Tulsa, Tulsa County, Oklahoma, according to the Official plat and survey thereof.

To have and to hold the said premises so as above described and conveyed together with all the improvements thereon and all appurtenances thereunto belonging, to the said second party S. E. Vance, his heirs and assigns forever. Said first parties hereby covenant to and with the said second party, his heirs and assigns that at the execution of this conveyance they are the owners of said premises above granted and are seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances that there is no person in adverse possession thereof and that they will warrant and defend the same against the lawful and equitable claims of all persons whomsoever.

This conveyance however is made upon the following covenants and conditions, to-wit:

FIRST: That, the said first party will pay to the said second party or to his heirs the sum of Twenty-five thousand dollars (\$25,000) according to the terms and in the manner provided by three (3) certain promissory notes of even date herewith executed by said Jas. H. Thomas and Eugenia Thomas, his wife, and payable to said second party, S. E. Vance, at Tulsa, Oklahoma, all of said notes bearing interest at the rate of seven (7%) per cent per annum from date until maturity and ten (10%) per cent per annum thereafter until paid all interest payable semi-annually.

Said notes being principal notes and having attached thereto interest coupon notes for the interest accruing thereon. Same being numbered one (1) to Three (3) consecutively being for the amounts and maturing on the dates with interest coupons attached thereto as follows, to-wit:

Note No. 1 for \$2500.00 due March 1st, 1924, Two Coupons.

Note No. 2 for \$2500.00 due March 1st, 1925, Four coupons

Note No. 3 for \$20,000.00 due March 1st, 1926, Six coupons.

And the said first parties hereof expressly contract and agree that this mortgage and the lien hereby created shall cover, extend to and embrace all structures, erections, additions and improvements of every kind or character whatsoever that may hereinafter be placed upon said premises by the said first parties, their successors or assigns, and shall be and is hereby made a first and preferred lien thereon for security of the indebtedness aforesaid, the \$25,000.00 as above mentioned and evidenced by said three (3) notes.

SECOND: That, during the continuance in force of this instrument, the first party will pay all taxes, charges or assessments, general or special, that may be levied or assessed upon said real estate and premises when and as same shall become by law due and payable, including all installments, taxes and assessments of every kind and character that may by law be hereinafter assessed or levied upon the interest of the said first parties their successors or assigns, in and to the above described