

sum of twenty seven hundred fifty dollars, to them in hand paid by the said party of the second part; the receipt whereof is hereby acknowledged, have granted, bargained, sold and by these presents, do grant, bargain, sell convey and confirm, unto said party of the second part, and to her successors and assigns, forever, all of the following described tract, piece or parcel of land, lying and situate in the County of Tulsa, and State of Oklahoma, to-wit:

Lot numbered eighteen (18) in block numbered six (6) in the Hillcrest addition to the city of Tulsa, according to the recorded plat thereof,

To have and to hold the same with all, and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part, and to her successors and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part and successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided, always, and this instrument is made and executed upon the following conditions, to-wit:

1. Said parties of the first part are justly indebted to the party of the second part, in the principal sum of (\$2750.00 twenty seven hundred fifty dollars, being for a loan made by the said party of the second part, to the said parties of the first part, and payable according to the tenor and effect of one negotiable promissory note, executed and delivered by the said party of the first part, bearing date April 15, 1924, and payable to the order of the said party of the second part as follows:

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One for \$2750.00 due April 15, 1927, all payable at the office of Exchange National Bank, Tulsa, Okla. with interest thereon from date until maturity or default, at the rate of eight (8) percent per annum, and at the rate of 10 per cent per annum after maturity or maturity, payable semi-annually, both before and after maturity on the 15 day of October, and April in each year. The installments of interest until maturity are further evidenced by six (6) coupon interest notes, of even date herewith, and executed by the said party of the first part, each bearing interest after maturity at the rate of 10 percent per annum.

2. The said parties of the first part covenant and agree to pay all taxes and assessments, general and special, and of whatever character, on the said premises, by the State of Oklahoma, or by the county, township or municipality, wherein said real estate is situated, when the same becomes due, and to keep the buildings upon the mortgaged premises insured in some reliable fire and tornado insurance company approved by the party of the second part for the sum of \$3000.00, and to assign the policies to the said party of the second part, as her interest may appear, and deliver said policies and renewals, to said party of the second part to be held by her until this mortgage is fully paid, and said parties of the first part assumes all responsibility of proof and care and expense of collecting such insurance if loss occurs.

3. The parties of the first part agree to keep all buildings fences and other improvements on said premises in as good repair as they now are, and not to allow or commit any waste on said premises and not to permit any of the improvements to be removed therefrom or to become dilapidated or destroyed.

4. It is further expressly agreed by and between the parties hereto that if