

closure proceedings herein, shall be limited to Fifteen Thousand (\$15,000.00) Dollars, as hereinafter more fully set out; all said notes payable at The Exchange National Bank of Tulsa, Oklahoma, with said notes payable at The Exchange National Bank of Tulsa, Oklahoma, with interest as therein specified, 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. COMPARED

Said First Parties hereby covenant that they are the owners in fee simply of said premises and that the same are free and clear of all encumbrances. That they have good right and authority to convey and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first Parties 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 Parties also agree to pay all taxes and assessments lawfully assessed against said premises before the same shall become delinquent.

Now, if the said First Parties shall pay or cause to be paid to said Second Party, its successors or assigns, said sum or sums of money in the above described notes mentioned, together with the interest thereon, according to the terms and tenor of said notes, and shall procure and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void; otherwise shall remain and be in full force and effect. If such insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before the same become delinquent, then the Mortgagee herein, its successors or assigns, may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said Second Party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be delinquent, the holder of said notes and this mortgage may, without notice to First Parties, elect to declare the whole sum or sums and interest thereon and attorneys fees therein provided for, due and payable at once, and proceed to collect said debt, interest and attorney's fees set out and mentioned in said notes, according to the terms and tenor thereof, and also all sums paid for insurance and taxes and legal assessments and interest thereon, and also to foreclose this mortgage, whereupon the said Second Party, its successors and assigns, shall become and be entitled to the possession of said premises and shall be entitled to the appointment of a receiver for the collection of said rents and profits; it being expressly understood and agreed, however, that there shall only be applied by said Mortgagee, its successors and assigns, from the proceeds of the sale of the premises hereinabove described under this mortgage, in case of a foreclosure of said mortgage, the sum of Fifteen Thousand (\$15,000.00) Dollars; said sum being the amount of the liability of said premises under the terms of this mortgage, all the residue and remainder of the proceeds of such sale in excess of the said sum of Fifteen Thousand (\$15,000.00) Dollars, and not subject to any prior mortgage or lien, to be accounted for and paid to the Parties of the First Part herein, or to such other parties as the Court may direct.

IN WITNESS WHEREOF, the parties of the First Part have hereunto set their hands the day and year first above written.

S. R. Travis

Julie T. Travis