

COMPARED

of the State of New York, at the Home Office of the said New York Life Insurance Company in the City of New York, State of New York, the principal sum of One Hundred Fifty Thousand Dollars (\$150,000.00), payable: \$15,000.00 on the 15th day of June, 1925; \$15,000.00 on the 15th day of June, 1926; \$15,000.00 on the 15th day of June, 1927; \$15,000.00 on the 15th day of June, 1928; \$15,000.00 on the 15th day of June, 1929; \$15,000.00 on the 15th day of June, 1930; \$15,000.00 on the 15th day of June, 1931; \$15,000.00 on the 15th day of June, 1932; and \$30,000.00 on the 15th day of June, 1933, with the interest on said sum of \$150,000.00 from June 15, 1923, until paid, (it being understood that upon the payment of each instalment of principal the amount of such instalment to be deducted from the sum upon which interest is to be paid), at the rate of 5½ per centum per annum, payable semi-annually on the 15th days of December and June of each year, and if any instalment or instalments of interest or principal are not paid upon the date on which the same shall become due and payable, we agree to pay interest upon such delinquent instalment or instalments of interest or principal from the date the same were due and payable until paid, at the rate of ten per centum per annum.

"This note is secured by first mortgage bearing even date herewith, on that certain property, with buildings and improvements thereon, situate on Lot Four (4), and Part of Lot Three (3), in Block One Hundred Thirty-five (135) of the City of Tulsa, Oklahoma.

"IT IS EXPRESSLY UNDERSTOOD AND AGREED that should any default be made in the payment of said debt, or any instalment thereof, or interest thereon, or any part thereof, on the day whereon the same may become due and payable, as above expressed, or should any default be made in the compliance or performance of the covenants and agreements contained in the aforesaid mortgage, then, in that event, the aforesaid entire principal sum, with interest thereon, regardless of the maturity of this or of the other note referred to in said mortgage, with all arrearages of interest thereon, shall, at the option of the holder, become due and payable immediately, without notice, and if the holder shall declare the whole sum due by reason of such default, the whole principal sum so declared due shall from and after that date, and until paid, bear interest at the rate of ten per centum per annum in stead of interest at the rate hereinabove specified, anything hereinbefore contained to the contrary notwithstanding.

C. A. MAYO

J. D. MAYO."

The mortgagors covenant with the mortgagee as follows:--

1. That at the making and delivery herewith the mortgagors are the lawful owner in fee of the said property and real estate hereby mortgaged, that the mortgagors are seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrances, and that the mortgagors have good right and authority to mortgage the same and warrants the title to the same.
2. That the mortgagors will pay all of said sums, payments and interest mentioned in said notes as they become due and payable, that the mortgagors will promptly pay all taxes, assessments and rates and all premiums of insurance chargeable against the mortgagors or against said property; that the mortgagors will keep said property and the building situated thereon in good condition and repair and that the mortgagors will do no act and permit the doing of no act by which the value of said property may be impaired.
3. That the mortgagors will keep the buildings constructed on said premises insured against loss or damage by fire, lightning, tornado and wind, for the benefit of the mortgagee in the sum of not less than Five Hundred Thousand and no/100 Dollars (\$500,000.00) in some responsible insurance company or companies to be approved by the mortgagee, and will deposit the policies for said insurance with the mortgagee, and will deposit renewals of such policies