

Lot Seven (7), and has a frontage of Fifty (50) feet on Main Street and extends to an alley a distance of One Hundred Forty (140) feet with a uniform width of fifty feet in the City of Tulsa, according to the official plat and survey of said City. COMPARED Together with all the rents, issues and profits arising and which may be had therefrom.

TO HAVE AND TO HOLD the said premises and all of the appurtenances thereunto belonging, and all rents, issues and profits aforesaid unto the said Mortgagee its successors and assigns forever.

And the said Mortgagors for themselves and their heirs do hereby covenant to and with the said Mortgagee, its successors and assigns that they are lawfully seized of the premises aforesaid; that the said premises are free and clear of all incumbrances of every nature and kind whatsoever; and that they will forever warrant and defend the same with the appurtenances unto the said Mortgagee, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, and said mortgagors each and both release and convey WARRANTY)) all right of homestead in and to said premises.

WAIVER OF HOMESTEAD.

The condition of the foregoing conveyance is such that:

WHEREAS, the said Mortgagee has actually loaned and advanced to the said Mortgagors and the said Mortgagors have had and received and are justly indebted to the said DESCRIPTION ) Mortgagee for the just and full sum of FORTY THOUSAND AND NO/100 Dollars for OF NOTE ) value received, according to the tenor and effect of a certain principal promissory note to the order of said Mortgagee, executed by said Mortgagors and delivered to said Mortgagee, bearing even date herewith, with interest on said principal sum or on so much thereof as shall remain unpaid as provided in said mortgage note, interest payable semi-annually on the first days of June and December in each year, according to the coupon or interest notes thereunto attached and therein referred to, both principal and interest being payable at the office of The Monarch Investment Company, Wichita, Kans in gold coin of the United States of America of the present standard of weight and fineness or its equivalent, together with the current rate of exchange on the City of New York.

NOW THEREFORE, these presents are made upon the following express conditions that if the said Mortgagors, their heirs, executors and administrators, shall pay to the said Mortgagee, its successors and assigns, the said sum of Forty Thousand and No/100 Dollars, with the interest thereon according to the tenor and effect of the said promissory note and of the interest notes therein referred to, and shall keep and perform all and singular the covenants and agreements herein contained for said Mortgagor to keep and perform, then these presents shall cease and be void, but otherwise shall remain in full force and effect.

COVENANTS

And the said Mortgagors, for themselves and for their heirs, executors and

TO PAY NOTES

administrators, hereby covenant and agree with said Mortgagee, its successors

or assigns as follows; that they will pay the principal note and the interest notes hereinbefore referred to and described promptly as they become due according to the TO PAY; tenor thereof; that so long as said notes shall remain unpaid in whole or in part, TAXES; they will pay all taxes, assessments and other charges that may be levied or assessed upon, or against the said premises, or on this mortgage, or on the debt secured thereby, when due and payable according to law and before they become delinquent, excepting only the \*\*\*\*\*

TO KEEP BUILDINGS IN REPAIR \*\*\*\*\*

Federal Income Tax and the Registration Tax of said State of Oklahoma; that they will keep all the improvements erected on said premises in good order and repair, and will not do or permit waste of the premises hereby mortgaged; and that he will keep the buildings now erected, or any which may hereafter be erected on said premises TO INSURE )) insured against loss or damage by fire to the extent of Eighty Thousand and