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grant, bargain, sell, release and confirm unto the said party of the second part, his successors and assigns forever, all of the following described real estate, situate, lying and being in Tulsa County, and State of Oklahoma, to-wit: Beginning on the north line of the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of Sec. 14, Twp 19N. Rge 12E Tulsa County, Okla. 972 Ft. East of the NW cor. thereof and running thence south 30 degrees, 5 minutes, East a distance of 694 ft. to the east line of said  $W\frac{1}{2}$  of  $NE\frac{1}{4}$  of Sec. 14, thence North 600 ft. to the NE cor. of said  $W\frac{1}{2}$  of  $NE\frac{1}{4}$  of Sec. 14, thence West 348 ft. to place of beginning, containing two and three hundred ninety seven one thousandths acres, more or less.

Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the above bargained premises unto the said party of the second part, his successors and assigns, to the sole and only proper use, benefits and behoof of the said party of the second part, his successors and assigns, forever; and the said party of the first part does covenant with the said party of the second part, his successors and assigns that at the time of the delivery of these presents it is well seized of said premises in fee simple; that they are free from all incumbrances and charges whatever, and that it will, and its heirs, executors and assigns shall, forever warrant and defend the title to the same against all lawful claims whatsoever.

PROVIDED always, that these presents are upon the express condition, that the said party of the first part shall and does well and truly pay or cause to be paid to the said party of the second part, his successors, heirs, administrators or assigns the sum of Twelve Hundred Seventy five and 60/100 DOLLARS, with interest according to a certain promissory note bearing even date herewith

One note dated July 26th, 1923, due July 31st, 1924, in the amount of Twelve Hundred seventy five and 60/100 Dollars, bearing interest at the rate of eight per cent from date, payable to Walton S. Clinton and signed Coleman-Nelson Corporation by Mathews Nelson President,

executed by Party of the first part to said party of the second part, successors and assigns, to which these presents are collateral, and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature, as shall by any lawful authority while the money secured by these presents remains unpaid, be levied or imposed upon said premises above described, including the taxes upon the mortgage interest of said party of the second part in and to said premises, by virtue of this mortgage; and shall also insure and keep insured the buildings erected and to be erected on the premises above described, in some good and responsible fire insurance company, to be approved by the part---- of the second part, against loss and damage by fire, in the sum of at least -----DOLLARS, for the benefit of the part---- of the second part, ----successors and assigns; and assign and deliver the policy and certificates thereof to the part-- of the second part-----successors and assigns; and shall further keep and perform all covenants and agreements hereinafter made; then these presents shall be null and void.

AND IT IS HEREBY EXPRESSLY AGREED, That should any default be made in the above covenant to insure and keep insured the said buildings, then and in such case it shall be lawful for the said part---- of the second part ----successors and assigns, without prejudice to any rights ----might otherwise have by virtue of these presents, to effect such insurance, and the premium or premiums paid therefor shall be a lien on the premises above described, added to the amount secured by these presents, and shall be payable on demand with interest at ten (10) per cent, per annum.