

Park Hill addition to the City of Tulsa, Tulsa County
Oklahoma, as shown by the Amended plat thereof;
premises now being known as 417 N. Santa Fe Avenue.

CONTAINED

together with all improvements thereon and appurtenances thereunto belonging or in
anywise appertaining, and warrants the title to the same.

This mortgage is given to secure the performance of the covenants hereof and the
payment of the principal sum of three thousand and no/100 (\$3000.00) dollars, according
to the terms and at the times and in the manner provided in one promissory note, made
and executed by the first party to the order of the second party herein, bearing even
date herewith with interest thereon from the date thereof at the rate of six per centum
per annum, payable semi-annually, which interest is evidenced by coupons thereto
attached, which principal sum is payable in installments and on the dates as therein
specified with the privilege of partial payments prior to maturity in accordance with
the stipulations therein.

It is expressly agreed and understood by and between the parties hereto that this
mortgage is a first lien upon the said premises and that the first party will pay said
principal and interest at the time and in the manner provided in said notes and that
the first party will pay all taxes and assessments against said land immediately upon
the same becoming due and will not commit or permit any waste upon said premises; that
the buildings or other improvements thereof shall be kept in good repair and shall not
be destroyed or removed without the consent of the second party or its assigns; and
the first party agrees to keep said premises unceasingly insured during the life of
this mortgage against fire, lightning, and tornado, for not less than three thousand
and no/100 dollars, in form and companies satisfactory to second party or its assigns,
and that all policies for such insurance and any insurance now or hereafter written
covering the said premises shall be immediately after the execution thereof delivered
to the second party or its assigns, and all policies covering expired insurance shall
be delivered to second party or its assigns at least thirty days before the expiration
date of such expiring insurance, all of such policies to have mortgage clause of a
form satisfactory to second party or its assigns attached. If the title to said
premises be transferred, the second party or its assigns is authorized as agent for the
first party to assign the insurance to the grantee of the title without any duty
however, on the second party or its assigns so to do.

It is further understood and agreed that in event and taxes or assessments
against said premises before delinquent or any other sums become due, the payment
of which is necessary to protect the property or the rights of the second party or
assigns, or in the event of the failure to procure and keep in force insurance as herein
provided the second party or its assigns may pay such taxes or assessments or sums
necessary, or procure and pay for such insurance (but there is no obligation ^{on} the
second party or its assigns so to do) and the first party agrees to repay the same
immediately with interest at 10%, which sums so expended and interest shall be a lien
on the real property above described and secured hereby.

It is further agreed that if and as often as this mortgage or the notes secured
hereby are placed in the hands of an attorney for collection, the first party agrees
to pay to the holder hereof 10% of the amount then secured hereby which shall in no
event be less than \$50.00 as a reasonable attorney's fee which is hereby agreed to be
a reasonable attorney's fee, and which shall be secured hereby and shall upon a fore-
closure hereof be taxed as costs.