

NOW, THEREFORE, said parties of the first part, to secure the payment of the sums of money mentioned in said bonds and coupons, and the performance of the covenants and conditions herein undertaken to be performed by said parties of the first part, according to the true intent and meaning thereof, and in consideration of the sum of One Dollar (\$1.00) to said parties of the first part in hand paid by said Trustee, the receipt whereof is hereby acknowledged, and in consideration of the acceptance by purchasers, of such bonds as may be issued hereunder, do by these presents grant, bargain, sell, assign, transfer, convey, confirm and mortgage unto said Mississippi Valley Trust Company, Trustee, party of the second part, and unto its successor or successors in trust forever, all of the following described real estate situated in the City of Tulsa, County of Tulsa, State of Oklahoma to-wit:

All of Lot Two (2) and parts of Lots One (1) and Three (3) of Broadmoor Heights addition to the City of Tulsa, County of Tulsa, State of Oklahoma, as the same appear from the recorded plat, and described by metes and bounds as follows:

Beginning at a point in the South Line of Lot One (1) in said Broadmoor Heights Addition to the City of Tulsa, Three Feet (3') East of the Southwest corner of said Lot One (1); thence East along the South Line of Lots One (1) Two (2) and Three (3) of said Addition to a point one hundred feet (100') East of the point of beginning thence north and parallel with the West line of Lot Three (3) of said Addition a distance of Seventy Six feet (76') to a point; thence East and parallel with the South line of said Lot Three (3) a distance of Twenty Four Feet (24') to a point; thence North and parallel to the said West line of Lot Three (3) a distance of fifty four feet (54') to a point in the North line of said Lot Three (3); thence West along the said North Line of Lots Three (3) Two (2) and One (1) a distance of one hundred Twenty Four ^{feet} (124') to a point three feet (3') east of the Northwest corner of said Lot One (1); thence South and parallel with the West line of Lot One (1) One Hundred Thirty Feet (130') to the place of beginning; together with any and all buildings, improvements and appurtenances now on or at any time hereafter constructed or placed thereon including all boilers, heating system, plumbing, ventilating, gas and electric light fixtures, and all machiner, appliances, apparatus, fixtures and fittings of every kind now or hereafter therein, and all appurtenances, hereditaments, rents, issues and profits thereto belonging, and also all the right, title and interest of the parties of the first part in and to all leaseholds, leases, and sub-leases now or hereafter on and to said real estate, subject to the easement over a strip of ground Ten feet (10') in width by one Hundred Feet (100') in length, as shown by the party-wall agreement recorded in Book 431, Page 603, of the records in the office of the County Clerk in and for Tulsa County, Oklahoma, and also subject to sewer easements in favor of the City of Tulsa in and to the North Twenty Feet (20') of Lots One (1), Two (2) and Three (3) of said Broadmoor Heights Addition, recorded in Book 382, Pages, 38, 37 and 36 of the records in the office of the said county Clerk.