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parties of the first part or mortgageors have mortgaged and do hereby mortgage unto The First National Bank of Broken Arrow, Oklahoma, assigns, the following described real estate and premises, situate in the County of Tulsa, State of Oklahoma, to-wit:

The west half of the southeast quarter of section six in township eighteen north, range fourteen east, containing eighty acres more or less,

Together with the improvements thereon and the appurtenances and accretions thereunto belonging or in anywise appertaining and the rents, issues and profits thereof, and warrant the title to the same against all claims whatsoever, except the mortgage hereinafter set forth.

This mortgage is given to secure the payment of the money and the performance of the covenants and agreements herein agreed upon to be paid and performed by the mortgageors, to-wit:

That the said mortgageors or their heirs will pay unto the said The First National Bank of Broken Arrow, Oklahoma, or assigns, at the office of First National Bank, in the Broken Arrow, City, Tulsa County, State of Oklahoma, the sum of four thousand sixty dollars as evidenced by one promissory notes of even date herewith, as follows: First note for four thousand sixty dollars, due Nov. 27th, 1924, with interest thereon after maturity per annum, at the rate of ten (10) per centum, the payment of which notes and the interest thereon are intended to be secured hereby.

That, in case of default in the payment of said notes or the interest thereon or of any sum herein agreed upon to be paid or the performance of any agreement herein contained, the said mortgageors will pay unto the said mortgagee interest at the rate of ten (10) per centum per annum, semi-annually, on all of the principal sum, then remaining unpaid from the date of such default to the time when the money shall be actually paid or such agreement performed.

That the said mortgageors will pay all taxes or assessments of every kind, levied or to be levied against said first parties or mortgageors and against the premises hereby mortgaged before the same become delinquent, also all liens, claims, adverse titles and encumbrances on said property, and, if any of said taxes, assessments, liens, claims, adverse titles or encumbrances be not paid by the said mortgageors, the mortgagee may elect to pay the same and shall be entitled to collect all sums thus paid with interest thereon at the rate of ten (10) per centum per annum and this mortgage shall stand as security for the amount so paid with interest.

That said mortgageors will pay all sums, principal, interest and other sums specified and perform all agreements and covenants contained in a certain mortgage executed by the said mortgageors, in favor of Federal Land Bank, Wichita, Ka. for the sum of three thousand dollars, which said mortgage is hereby declared to be a prior lien, hereto, and in case such payments are not made on the day or days the same become due and payable according to the terms of said mortgage or said agreements and covenants are not performed, then and in such case, this mortgage and all sums specified herein shall at once, become due and payable, and this mortgage may, thereupon, be foreclosed for the full amount, then remaining unpaid.

And it is expressly agreed by and between the parties hereto, that if the said mortgageors shall fail to perform any of the covenants and agreements herein contained or fail to pay any of the sums of money herein specified on the day same becomes due and payable, the whole sum of money hereby secured, then remaining unpaid, shall at once, become due and payable, and this mortgage may, thereupon, be foreclosed, for the amount then remaining unpaid, together with the interest and costs, including an attorney's fee of four hundred six dollars (\$406.00) and said mortgageors or any legal holder of the notes, hereby secured, shall, at once,