with all the improvements thereon and appurtenances thereunto belonging and warrant the title
of the same. This mortgage is given to secure the principal sum of five hundred dollars with
interest thereon at the rate of ten percentum per annum, payable semi-annually from date,
according to the terms of one certain promissory note described as follows, to-wit: Note dated
January 7th, 1924, for $500.00, due July 7th, 1924, with interest at 10% per annum from date,
payable semi-annually.

First: The mortgagors represent that they have fee simple title to said land, free
and clear of all liens and encumbrances, except a first mortgage for $2500.00 favor Julius
Kahn, of Tulsa, Oklahoma, and hereby warrant the title against all persons, waiving hereby all
rights of homestead exemption, and waive the appraisement of said lands in case of sale under
foreclosure.

Second. If said mortgagor shall pay the aforesaid indebtedness both principal and
interest, according to the tenor of said note as the same shall mature, and shall keep and
perform all the covenants and agreements in this mortgage, then these presents shall become
void; otherwise to remain in full force and effect.

Third. Said mortgagors agree to pay promptly when due and payable all taxes and
assessments that may be levied within the State of Oklahoma, upon said lands and tenements, or
upon any interest or estate therein including the interest represented by this mortgage lien;
and further to pay any tax, assessment or charge that may be levied, assessed against or
required from the holder of said mortgage and note as a condition to maintain or of enforcing
or enjoying the full benefit of the lien of this mortgage, or the collection of said indebted-
ness; and will pay any and all labor and material liens whether created before or after this
date that are lawfully charged against said premises.

And will also keep all buildings erected and to be erected upon said lands, insured
against loss and damage by tornado and fire with insurance approved by the mortgagee herein
in the sum of $3000.00 as a further security for said debt, and asign and deliver to the mort-
gagee all insurance upon said property, to be by it collected, as its interest may appear.
In case said mortgagor shall fail to pay any such taxes, assessments, charges, labor or
material liens or insurance, then the holder of this mortage and the debt secured hereby may
pay said taxes, assessments, insurance, charges and liens, and said mortgagor agree to repay
upon demand the full amount of said advances with interest thereon at the rate of ten per cent
per annum from the date of such advancement and this mortgage shall be a further lien for the
repayment thereof.

Fourth Mortgagors agree to pay promptly when due all interest or principal payments on
all prior encumbrances if any upon said land, and if mortgagor or their successors in the
ownership of the land herein mortgaged default in payment of either ppincipal or interest of
any prior encumbrance, the holder of the note secured by this mortgage may pay off such prior
encumbrance in full, or the amount due thereon whether principal or interest or may pay
off the entire prior encumbrance in full, and mortgagors agree forthwith to repay same with
interest at the rate of ten per cent (10%) per annum from date of such advancement, and the lien
if this mortgage shall extend to and protect such advances and interest and if the same be not
paid within thir(30)days from date of advancement, the holder of the note secured hereby may
at any time thereafter proceed to foreclose this mortgage and all the indebtedness secured by
said note shall become at once due and payable at the option of the holder thereof.

Non-compliance with any of the agreements made herein by the mortgagors shall cause the
whole debt secured hereby to mature at the option of the holder hereof, and no demand for the
fulfillment of broken obligations or conditins, and no notice of election to consider the
debt due shall be necessary before instituting suit to collect the same and foreclose this mort-