

of the County of Tulsa and State of Oklahoma, parties of the first part, and Nettie F. Castle party of the second part;

WITNESSETH That the said party of the first part, for and in consideration of the sum of TWO THOUSAND FIVE HUNDRED & NO/100 Dollars to them in hand paid, by the said part of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and by these present do grant, bargain, sell and convey and confirm, unto said party of the second part, and to her heirs and assigns, FOREVER, all of the following described tract, piece or parcel, of land lying and situate in the County of Tulsa and State of Oklahoma, to-wit;

Beginning at the Northeast corner of Lot Three (3), Block One (1) in Sunset Park Addition to the city of Tulsa, Oklahoma, according to the recorded plat of said addition, thence in a southwesterly direction and along the west line of Cincinnati Ave., a distance of 172.47 feet; thence in a westerly direction and parallel to 21st, a distance of 90.01 feet thence in a northerly direction a distance of 151.33 feet; thence in an easterly direction and along the south line of 21st street a distance of 145 feet to the place of beginning.

TO HAVE AND TO HOLD THE SAME, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption unto the said party of the second, part, and to her heirs and assigns, forever, And the said parties of the first part, do hereby covenant and agree that at the delivery hereof they are lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance thereon, free and clear of all incumbrances, and that they will WARRANT AND DEFEND the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns, forever, against the lawful claims of all persons whomsoever,

481 PROVIDED ALWAYS, and this instrument is made and executed upon the following conditions to-wit;

1- Said parties of the first parties are justly indebted to the party of the second part in the principal sum of (\$2,500.00) Two Thousand Five Hundred & No/100 Dollars, being for a loan made by the said party of the second part, to the said parties of the first part, and payable according to the tenor and effect of one negotiable promissory note executed and delivered by the said parties of the first part, bearing date of April 17th, 1924 and payable to the order of the said party of the second part, as follows;

One for \$2500.00 due April 17th, 1925 \_\_\_\_\_

All payable at Tulsa, Oklahoma with interest thereon from date until maturity or default at the rate of eight per cent per annum, and at the rate of 10 percent per annum after default or maturity, payable semi-annually, both before and after maturity, on the 17th days of October and April in each year. The installments of interest until maturity are further evidenced by two coupons interest until maturity are further evidenced by two coupons interest notes, of even date herewith, and executed by the said premises of the first part, each bearing interest after maturity at the rate of 10 per cent per annum,

2- The said parties of the first part covenant and agree to pay all taxes and assessments, general and special, and of whatever character whatsoever, in the said premises and any and all taxes or assessments that shall be made by the State of Oklahoma, or by the county, township or municipality, wherein said real estate is situated, when the same becomes due, and to keep the buildings upon the mortgaged premises insured in some reliable fire and tornado insurance company approved by the party of the second part for the sum of \$2500.00 and to assign the policies to the said party of the second part, as her interests may appear and deliver said policies and renewals, to said party of the second part to be held by her until this mortgage is fully paid, and said parties of the first part assumes all responsibility of proof