

according to the terms of three promissory notes of even date herewith, as follows:  
 No-1 \$100.00 due June 1925, No-2 \$100.00 due June 1926 No-3 \$106.00 due June 1927, with  
 interest at ten per cent per annum from and after maturity until paid, payable at the office  
 of said mortgagee, EXCHANGE TRUST COMPANY, Tulsa, Oklahoma, COMPARED

THE SAID MORTGAGORS, as a part and parcel of the same transaction and as further security  
 for the payment of the indebtedness hereinabove set forth, and as an inducement for the acceptance  
 of this mortgage, hereby COVENANT AND AGREE that they warrant and will defend the title to said  
 premises and that they are the owners in fee simple of the same, that the same are free, clear  
 and discharged of all encumbrance, charges, claims, demands, liens, liabilities for liens  
 or any other claim or demand except a real estate first mortgage given of even date herewith  
 to said mortgagee in the principal sum of Six Thousand and no/100 (\$6,000.00) Dollars

Said mortgagors hereby covenant and agree to pay all taxes and assessments of whatsoever  
 character or kind on said land and any and all taxes or assessments that shall hereafter be  
 levied against the same, except the mortgage tax that may be payable upon the filing of this  
 instrument, but including personal taxes before the same shall become delinquent and a lien  
 upon said property, and to keep the buildings upon the premises hereby mortgaged insured in some  
 reliable insurance company, approved by the mortgagee against loss or damage by fire, lightning,  
 tornado and wind-storm, in the sum of Seven Thousand and No/100 Dollars; and in case such  
 taxes or assessments are not promptly paid when due and payable, or in case such insurance  
 policies as above specified are not kept in force in the amount above fixed, then the mort-  
 gagee may satisfy or pay such taxes or special assessments and insurance premiums; all payments  
 so made by the mortgagee shall immediately be due and payable to it, including all costs and  
 expenses in connection therewith and all amounts so expended or paid shall bear interest at  
 the rate of ten per cent per annum from payment until reimbursement, is made, and shall be and  
 constitute additional liens upon said property and be secured by this mortgage,

IT IS FURTHER UNDERSTOOD AND AGREED, that during the term of this mortgage suitable  
 and proper repairs will be made from time to time so that all buildings, fences and other improvements  
 on said property shall be kept by the mortgagors in as good state of repair as the same at this  
 time, ordinary wear and tear excepted, and that no waste shall be committed or permitted, and  
 that the premises shall not be used to any illegal purposes,

SAID MORTGAGORS FURTHER EXPRESSLY AGREE that in case of foreclosure of this mortgage and  
 as often as any proceedings shall be taken to foreclose the same as hereinabove provided, attor-  
 neys fees of \$50.00 will be paid to said mortgagee, Said fees shall be due and payable upon the  
 filing of the petition for foreclosure and the same shall be a further charge and lien upon  
 said premises, and the amount thereof shall be recovered in such foreclosure suit and included  
 in any judgment rendered, and the lien thereof enforced in the same manner as the principal  
 debt hereby secured,

That upon the institution of proceedings to foreclose this mortgage the proper plaintiff  
 therein shall be entitled to have a receiver appointed by the Court to take possession of and  
 exercise control over the premises described herein, and to collect the rents and profits  
 thereof under the direction of the Court, and any amount so collected by such Receiver shall  
 be paid in to the Clerk of the Court for the satisfaction of any judgment rendered or amount  
 found due upon the foreclosure of this mortgage,

A breach of any of the conditions of this mortgage shall be construed as a forfeiture  
 thereof and immediately upon such breach the mortgagee may at its option, institute foreclosure  
 proceedings and sell the real estate above described to enforce the payment of the indebtedness  
 indicated above and whatever interest may be due thereon,

Should said mortgagors pay or cause to be paid to said mortgagee, its successors or assigns  
 said sums of money specified in the above described notes, together with any interest that may  
 be due thereon, and should said mortgagors keep and perform, during the existence of this