

The Southerly 40 feet of Lot 6 and the Northerly 10 feet of Lot 5- Block 119. Original Town of Tulsa. as shown by the recorded plat thereof; premises now being known as 315-317 South Main Street, and being more particularly described as that part of Lot 6, Block 119. having a frontage on Main Street of 40 feet, a depth of 140 feet to an alley, a uniform width of 40 feet and adjoining Lot 5 for the entire depth thereof, and that part of Lot 5 said Block 119 having a frontage of 10 feet on Main Street. a depth of 140 feet to an alley, a uniform width of 10 feet and adjoining Lot 6 for the entire depth thereof all described with reference to the official plat of the City (town) of Tulsa, Oklahoma, (Indian Territory), approved by the Secretary of the Interior April 11. 1902.

together with all improvements thereon and appurtenances thereunto belonging or in anywise appertaining, and warrants the title to the same,

This mortgage is given to secure the performance of the covenants hereof and the payment of the principal sum of Forty Thousand and No/100 (40,000.00) Dollars, according to the terms and at the time and in the manner provided in One promissory note made and executed by the first party to the order of the second party herein. bearing even date herewith with interest thereof from the date thereof at the rate of Five and one-half per centum per annum payable semi-annually, which interest is evidenced by coupons thereto attached, which principal sum is payable in installments and on the dates as therein specified with the privilege of partial payments prior to maturity in accordance with the stipulations therein.

484 It is expressly agreed and understood by and between the parties hereto that this mortgage is a first lien upon the said premises ^{and that} the first party will pay said principal and interest at the time and in the manner provided in said notes and that the first party will pay all taxes and assessments against said land immediately upon the same becoming due and will not commit or permit any waste upon said premises; that the buildings or other improvements thereof shall be kept in good repair and shall not be destroyed without the consent of the second party or its assigns; and the first party agrees to keep said premises unceasingly insured during the life of this mortgage against fire, lightning, and tornado for not less than Forty Thousand and No/100 Dollars in form and companies satisfactory to second party or its assigns, and that all policies for such insurance and any insurance now or hereafter written covering said premises shall be immediately after the execution thereof delivered to the second party or its assigns. and all policies covering expired insurance shall be delivered to second party or its assigns at least thirty days before the expiration of such expiring insurance, all of such policies to have mortgage clause of a form satisfactory to second party or its assigns attached, If the title to said premises be transferred, the second party or its assigns is authorized as agent for the first party to assign the insurance to the grantee of the title. without any duty, however, on the second party or its assigns so to do.

It is further understood and agreed that in event any taxes or assessments against said premises become delinquent or any other sums become due, the payment of which is necessary to protect the property or the rights of the second party or assigns, or in the event of the failure to procure and keep in force insurance as herein provided, the second party or its assigns may pay any such taxes or assessments or sums necessary, or procure and pay for such insurance (but there is no obligation upon the second party or its assigns so to do); and the first party agrees to repay the same immediately with interest at 10% . which sums so expended and interest shall be a lien on the real property above described and secured hereby

It is further agreed that if as often as this mortgage or the notes secured hereby