

these presents do grant, bargain sell, convey and confirm, unto said parties 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;

Lot Seventeen (17) Block Two (2) Highland Second Addition
to the City of Tulsa, Tulsa Co., Oklahoma, according to the
recorded plat thereof;

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenance 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 the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein 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 claims of all persons, whomsoever,

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

FIRST; Said K. F. Wilson and Laura A. Wilson are justly indebted unto the said parties of the second part in the principal sum of Two Thousand & No/100 dollars in lawful money of the United State being for a loan thereof made by the said parties of the second part, to the said K. F. Wilson and Laura A. Wilson and payable according to the tenor and effect of one certain negotiable promissory note numbered executed and delivered by the said K. F. Wilson and Laura A. Wilson bearing date Janay 5, 1924, payable to the order of said Laura P. Matthews three years after date, at Valley Natl. Bank Des Moines, Iowa, with interest thereon from date until paid at the rate of 8 per cent per annum, payable semi-annually.

SECOND; Said parties of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof in the sum of Two Thousand & No/100 Dollars. the policy to be made payable to the holder hereof, as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the parties of the firstpart, the holder hereof may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of 8 per cent per annum and the first parties assume all responsibility of profits and care and expense of collecting said insurance if loss occurs.

THIRD; The said parties of the first part agree to keep all buildings, fences and improvements on said land in as good repair as they now are, and not to commit or allow any waste on said premises,

FOURTH; In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise,

FIFTH; Said parties of the firstpart agree that if the makers of said note shall fail to pay the principal or interest of said note or any part thereof as the same become due or any of the taxes, assessments or insurance premiums, as they become due or to comply with any of the foregoing covenants, the whole sum of money hereby secured shall at the option of the holder hereof become due and payable at once, and without notice,

The said parties of the first part shall pay all expense of collecting the insurance, and in the event action is brought to foreclose this mortgage or recover on the insurance policy, a reasonable attorney's fee of not less than \$10.00 & 10% of amount remaining unpaid shall be added, which this mortgage also secures.