

North-east corner of said Block Thirteen (13); thence in a Southerly direction along the line parallel with the West line of Block Thirteen (13) a distance of Ninety (90) feet; thence in an easterly direction along a line parallel with the North line of said Block Thirteen (13), a distance of Ten (10) feet; thence in a southerly direction along a line parallel to the West line of Block Thirteen (13) a distance of fifteen (15) feet; thence in an easterly direction along a line parallel to the North line of said Block Thirteen (13) to the West line of the Midland Valley Railroad; thence in a southerly direction along the West line of the Right-of-way of the Midland Valley Railroad to a point intersecting with a line One Hundred Seventy Nine and eighty-four hundredths (179.84) feet South and parallel with the North line of said Block Thirteen (13); thence along said line One Hundred Seventy Nine and eighty-four hundredths (179.84) feet South and parallel with the North line of Block Thirteen (13) to the West line of Block Thirteen (13); thence North along West line of Block Thirteen (13) to the Northwest corner of said Block a distance of One Hundred Seventy Nine and eighty four hundredths (179.84) feet, thence along the North line of Block Thirteen (13) to the point of beginning.

This mortgage is given subject to a prior lien of Twenty Eight Thousand Dollars (\$28,000) dated May 12th, 1923 and payable to the Exchange Trust Company, Tulsa Okla.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, forever.

This conveyance, however, is intended as a mortgage to secure the payment of one promissory note in writing this day executed and delivered to said second party by said first parties, for (\$6,000.00) due August 14th, 1923 all payable at -----, State of Oklahoma, with interest from maturity at the rate of eight per cent per annum, payable annually, and all providing for the payment of Ten Dollars and Ten Per Cent additional, as attorney's fees, in case the same be collected by legal proceedings or be placed in the hands of an attorney for collection.

Said first parties hereby covenant that they are the owners in fee simple of said premises and that the same are free and clear of all encumbrances. That they have good right and authority to convey and incumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of (\$25,000.00) for the benefit of the mortgagee, its successors and assigns and to maintain such insurance during the existence of this mortgage. Said first parties also agree to pay all taxes and assessments lawfully assessed against said premises before the same shall become delinquent.

Now if said first parties shall pay or cause to be paid to said second party, its successors and assigns, said sum or sums of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of said note, and shall procure and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void; otherwise shall remain and be in full force and effect. If such insurance is not affected and maintained or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before the same become delinquent, then the mortgage herein its successors or assigns may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten (10) per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums of money or any part thereof, or any interest thereon is not paid when the same becomes due and payable, or if such insur-