

COMPARED

Lot Fifteen (15) in Block Sixteen (16) of the Re-Subdivision
of Block Six (6) and Lots One (1), Two (2) and Three (3)
of Block Four (4) in Terrace Drive Addition to the City of Tulsa,
as shown by the recorded plat thereof;

Premises now being known as 1911 East 14th Street;
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 Three Thousand Two Hundred Fifty and no/100 (\$3250.00)
Dollars, according to the terms and at the times 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 thereon from the date thereof at the rate of six 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.

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 or removed with-
out 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 Three Thousand Two Hundred Fifty and no/100 dollars, in form and
companies satisfactory to second party or its assigns, and that all policies for such insur-
ance 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 date of such expiring insurance, all of such policies to have mort-
gage 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 se-
cured hereby.

It is further agreed that if and as often as this mortgage or the notes secured
hereby are placed in the hands of an attorney for collection, the first party agrees to pay
to the holder hereof 10% of the amount then secured hereby, which shall in no event be less
than \$50.00 as a reasonable attorney's fee, which is hereby agreed to be a reasonable attorney's
fee, and which shall be secured hereby and shall upon a foreclosure hereof be taxed as costs.

It is further agreed that any expense incurred in litigation or otherwise, or