

Ten Thousand Dollars (\$10,000.00) on February 1, 1929.

One Hundred Ten Thousand Dollars (\$110,000.00) on August 1, 1929.

with interest on said sum from date until paid at the rate of six per centum (6%) per annum, payable semi-annually on the first days of February ^{and August} of each year.

Each Installment of principal and / or of interest shall bear interest at the rate of ten per centum (10%) per annum after maturity of such installment until paid.

This note is secured by Real Estate Mortgage bearing even date herewith on that certain property, with the buildings and improvements thereon situated on Lots Nine (9) and Ten (10) of Block Eighty-nine (89) in the City of Tulsa, County of Tulsa, State of Oklahoma according to the Official plat thereof, approved by the Secretary of the Interior of the United States April 11, 1902.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT SHOULD ANY DEFAULT BE MADE in the payment of said debt, or any installment thereof or interest thereon, or any part thereof, on the day whereon the same may become due and payable as above expressed or should any default be made in the compliance with or conformance to any of the covenants and agreements contained in the aforesaid Mortgage, then, and in that event, the aforesaid entire principal sum with interest thereon, regardless of the maturity of this note, with all arrearages of interest thereon, shall at the option of the holder become due and payable immediately, without notice, anything hereinbefore contained to the contrary notwithstanding. The makers of this note severally waive presentment and demand of payment, notice of non-payment, protest and notice of protest, and extension of time of payment.

(SEAL)

ATTEST: J. M. Berry, Secretary.

CENTRAL BUILDING COMPANY

By J. E. Crosbie

President.

J. E. Crosbie

The mortgagee agrees with the mortgagor that notwithstanding the terms and tenor of the above described note, the mortgagor may, on any date upon which interest shall be due according to the terms of said note; after having, sixty days prior to said date, delivered to the mortgagee written notice, at its home office in the City of New York, of its intention so to do, pay \$5,000.00, or multiples thereof, upon the principal of said note, such payments, however, not to exceed \$20,000.00 in any one year; such payments if and when made, to be credited on the installment of the principal of said note due August 1, 1929. PROVIDED, However, that mortgagor may, on any date upon which interest shall be due according to the terms of said note, after having sixty days prior to said date, delivered to the mortgagee written notice, at its home office, New York City, of its intention so to do, make payment of the entire amount then owing on said note by paying one-half of one per cent. per annum of the principal then owing for the unexpired term thereof, in addition to the principal and interest of said note, according to its terms.

The mortgagor covenants with the mortgagee as follows:

1: That at the making and delivery herewith the mortgagor is the lawful owner in fee of the said property and real estate hereby mortgaged, that the mortgagor is seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrances, and that the mortgagor has good right and authority to mortgage the same and warrants the title to the same.

2: That the mortgagor will pay all of said sums, payments and interest mentioned in said note as they become due and payable, that the mortgagor will promptly pay all taxes, assessments and rates and all premiums of insurance chargeable against the mortgagor, or against said property; that the mortgagor will keep said property and the buildings situated thereon in good condition and repair and that the mortgagor will do no act and permit the doing of no act by which the value of said property may be impaired.