

3: That the mortgagor will keep the buildings constructed on said premises insured against loss or damage by fire and lightning for the benefit of the mortgagee in the sum of not less than Three Hundred Thousand Dollars (\$300,000.00), and against loss or damage by tornado or windstorm for the benefit of the mortgagee in the sum of not less than Fifty Thousand Dollars (\$50,000.00), in some responsible insurance company or companies to be approved by the mortgagee, and will deposit the policies for said insurance with the mortgagee, and will deposit renewals of such policies with the mortgagee at least seven days before the expiration of such policies.

4: That the mortgagor will exhibit receipts showing payment of any and all taxes, water rates and assessments at the Home Office of the mortgagee within twenty days after such taxes, rates or assessments become due and payable.

5: That in the event of the passage after the date of this mortgage of any law of the State of Oklahoma deducting from the value of land for the purposes of taxation any lien thereon or changing in any way the laws now in force for the taxation of mortgages, deeds of trust or the debts or obligations secured thereby for State or local purposes, or the manner of the collection of any such taxes so as to affect the interest of the mortgagee, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the mortgagee, without notice to any party, become immediately due and payable.

6: That if any default be made in the payment of the principal sum of this mortgage, or any part thereof, or any interest thereon, or the taxes or assessments or water rates or the insurance premiums, or in case of the breach of any covenant herein contained, the whole of the said principal sum, or any unpaid balance thereof, with interest, shall immediately be due and payable and this mortgage may be foreclosed, and the mortgagee shall be entitled to the possession of the premises and all rents and profits thereof, and entitled to sell the said premises according to law to pay the said debt.

7: That in the event that action is brought to foreclose this mortgage, the mortgagor will pay an attorney's fee of ten per centum (10%) on the principal as set forth in said promissory note, and the same shall be a further charge and lien upon the premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action, as aforesaid, and collected and the lien thereof enforced in the same manner as the principal debt hereby secured.

8: That the mortgagor expressly waives notice of election to declare the whole debt or any part thereof due as hereinbefore stated and expressly waives appraisement of said real estate and all benefit of the stay, valuation and appraisement laws of the State of Oklahoma.

Upon full satisfaction of the debt or obligation secured by this mortgage, the mortgagee agrees to execute a release of this mortgage and to deliver it to the mortgagor.

The terms and conditions of this mortgage shall extend to and be binding upon the successors and assigns of the mortgagor and of the mortgagee.

IN WITNESS WHEREOF, the mortgagor has duly executed this mortgage on this 12th day of August, 1924.

ATTEST: J.M. Berry, Secretary. (Corp. Seal)

CENTRAL BUILDING COMPANY
By J. E. Grosbie, President

STATE OF OKLAHOMA }
TULSA COUNTY }

BEFORE me, W. A. Pendleton, a Notary Public in and for said County and State, on this 12th day of August, 1924, personally appeared J. E. Grosbie, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set