

Addition to the City of Tulsa, Oklahoma according to the amended plat thereof,
the
with all/improvements thereon and appurtenances thereunto belonging, and warrant the title to
the same.

This Mortgage is given to secure the principal sum of Sixteen Hundred & No/100
Dollars, with interest thereon at the rate of 8 per cent per annum, payable semi-annually, from
Jan 1. 1925; according to the terms of one certain promissory note described as follows, to-wit:

Note executed by parties of the first part, of even date herewith, payable to party
of second part, January 1st . 1928 , executed by themakers heretof, of even date herewith; due
and payable to the order of the second party, with interest thereon at the rate of 8 per cen-
tum per annum until due, and at the rate of ten per centum per annum after maturity,

The interest before maturity is further evidenced by six coupons attached to the prin-
cipal note, principal and interest payable at the place designated in said note and coupons,

The parties of the first part hereby make the following special covenants to and with
said party of the second part and their assigns, to-wit;

FIRST;- That said parties will procure separate policies of insurance against fire and
tornadoes, each in the sum of Two Thousand and No/100 Dollars, and maintain the same during
the life of this mortgage for the benefit of the mortgagee or their assigns, and make payable
to the mortgagee or assigns as his or their interest may appear,

SECOND; - That the first parties will pay all taxes and assessments, whether general
or special, lawfully levied or assessed on said premises before the same become delinquent

THIRD:- That the said first parties will keep and maintain all improvements on the pre-
mises in good condition; commit or suffer no waste thereon, and not allow said premises to be-
come in a dilapidated condition or be used for unlawful purposes,

FOURTH:- Upon any breach of the first, second or third special covenants of this mort-
gage hereinbefore enumerated, as well as the failure to pay any part of the indebtedness here-
by secured, either principal or interest, at the time the same becomes due, the holder of this
mortgage may declare the entire sum or sums secured hereby due and payable, without notice and
shall be entitled to a foreclosure of this mortgage for the satisfaction thereof,

FIFTH:- In case of default in payment of any insurance premium, taxes or assessments
the holder of this mortgage may pay and discharge the same. and all such sums so paid shall be
secured by the lien of this mortgage and draw interest at the rate of ten per cent per annum
provided that such payments by the mortgagee shall not operate as a waiver of the right to
foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set
out;

SIXTH:- Upon any default entitling the holder heretof to a foreclosure and if the in-
debtedness secured by this mortgage shall be collected by an attorney or through proceedings
in any County, State or Federal Court, an additional sum of ten per cent per of the amount due
shall be recovered as attorney's fees and shall be included in any judgment or decree of fore-
closure as a part of the indebtedness secured by this mortgage,

SEVENTH:- In event any suit or suits are filed in any court, asserting or claiming
any right, title, interest or lien adverse to the interest of the mortgagee herein, then to
protect the lien of this mortgage the mortgagee or assignee may at their option defend against
such suit or claim, or may purchase such outstanding claim, paying or incurring liability
therefor and on account thereof such sums as may be necessary, or reasonable, including rea-
sonable attorney fees to attorney employed for such purpose and any and all such sums so paid
or expended shall be secured by this mortgage and shall be a lien upon said premises in the same
manner and with the same effect and force as the original note secured hereby and bearing inter-
est at the rate of 10% per annum from date of such payment thereon, and the mortgagor agrees
and covenants to re-pay all such sums to the mortgagee, and failure to make such re-payment