

the tract lying between a line beginning at a point 771 feet south of the quarter section corner between Sections 11 and 12, Township 19 North, Range 12 East, Tulsa County, Oklahoma, running thence South 74 degrees West 160 feet, and a line beginning at the same point and running on a magnetic course South 74 degrees West 160 feet, the mortgages will release this mortgage insofar as it covers the Southerly one hundred feet of the above described land. This mortgage is given to supplement mortgage between the same parties recorded in Book 493, Page 372 in the Office of the County Clerk of Tulsa County, Oklahoma, and is not intended to evidence or secure any other debt than that secured by the aforesaid mortgage, in which the description of the line above mentioned was not according to the magnetic course. The possible cloud consists of a variance in descriptions, the early descriptions in the chain of title containing the expression "on a magnetic course South 74 degrees" and later description omitting the expression "on a magnetic course."

It is agreed that the mortgagor may obtain a release of the Southerly 25 feet of the Northerly 100 feet above described from the lien of this mortgage upon payment to the mortgagee of the sum of \$1500.00 of the balance due hereon at any future date. 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 Ten Thousand and No/100 (\$10,000.00) 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 seven 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 without 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 Ten Thousand and No/100 dollars, in form and companies satisfactory to second party or its assigns, and that all policies for such insurance 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 mortgage 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