

Dollars as attorney's fee for plaintiff in the action, and all moneys, which may have been advanced by party of the second part for insurance, taxes and other liens and assessments, with interest thereon at ten (10) per cent per annum, and which shall become a lien on said premises from date of advancement of same; second, to pay all sums of money due and payable upon the said first mortgage bond secured hereby, with the accrued interest and premium and fines thereon, and, third, the overplus, if any, to be paid to the party of the first part their legal representatives or assigns.

BUT, Until default be made in some one or more of the conditions hereof, the party of the first part shall be entitled to the use of the income, rents and profits of said property.

AND THE SAID PARTY OF THE FIRST PART, for themselves and their heirs, executors, and administrators and assigns, does hereby covenant to and with the said party of the second part and its successors or assigns that said party of the first part is lawfully <sup>seized premises</sup> seized in fee simple; that said party of the first part has good right to grant, sell and convey the same, and that said premises are free and clear of all liens and encumbrances of every kind and nature whatsoever, and that the said party of the first part will warrant and defend the same against all claims, liens clouds and demands whatsoever.

This mortgage is delivered in the state of Colorado and is to be construed according to its laws, subject to the lawful restrictions of the State of Oklahoma, so far as it relates to or affects the validity of the first mortgage bond secured hereby. All erasures and interlineations appearing in this mortgage were made by consent of the party of the first part before the execution hereof.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered	Mary R. Kopplin	(seal)
in presence of	Fred W. Kopplin	(seal)
Percy Collins		

Alba T. Fountain.

State of Oklahoma)

Tulsa County ( S.S.

Before me, a Notary Public in and for the said County and State on this 29th day of December A.D. 1909 personally appeared Mary R. Kopplin and Fred W. Kopplin, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, and for the uses and purposes therein set forth.

My commission expires Dec. 12, 1911.

Witness my hand and official seal in said county the day and date first above written.

(seal)

Alba T. Fountain, Notary Public.

Filed for record at Tulsa, Okla. Jan. 3 1910 at 11:45 o'clock A.M.

H.G. Walkley, Register of Deeds (seal)