

consideration of the sum of Three Hundred Twenty Dollars to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged have granted, bargained, sold and by these presents do grant, bargain, sell, convey and confirm unto said party of the second part and to her successors and assigns forever, all of the following described tract, piece or parcel of land lying and situate in the county of Tulsa and State of Oklahoma, to-wit:

Lot numbered three (3) in block numbered four (4) in Grandview Addition to the city of Tulsa, as shown by the survey and plat of said addition

To have and to hold the same, with all and singular the tenements hereditments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part and to her successors and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part her successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided always, and this instrument is made and executed upon the following conditions, to-wit: 1. Said parties of the first part are justly indebted to the party of the second part, in the principal sum of (\$320.00) Three Hundred Twenty Dollars, being for a loan made by the said party of the second part, to the said parties of the first part, and payable according to the tenor and effect of One (1) negotiable promissory note, executed and delivered by the said parties of the first part, bearing date November 4th 1909 and payable to the order of the said party of the second part, as follows: One for \$320.00 due November 4th 1911. All payable at the office of Central National Bank, St. Louis Mo., with interest thereon from date until maturity or default at the rate of nine per cent per annum, and at the rate of 10 per cent per annum after default or maturity, payable semi-annually, both before and after maturity on the 4th day of May and November in each year. The installments of interest until maturity are further evidenced by four coupon interest notes, of even date herewith, and executed by the said parties of the first part, each bearing interest after maturity at the rate of 10 per cent per annum.

2. The said parties of the first part covenant and agree to pay all taxed and assessments, general and special, and of whatever character whatsoever, on the said premises and any and all taxes or assessments that shall be made upon said loan, or upon the legal holder of said notes and mortgages on account of said loan, by the State of Oklahoma, or by the county, township or municipality, wherein said real estate is situated, when the same becomes due, and to keep the buildings upon the mortgaged premises insured in some reliable fire and tornado insurance company approved by the party of the second part for the sum of \$320.00 and to assign the policies