

WITNESSETH, that said parties of the first part in consideration of the sum of \$2150.00 Twenty one Hundred and fifty dollars, the receipt whereof is hereby acknowledged do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all the following described real estate, situated in the county of Tulsa, State of Oklahoma, to-wit:

Lots Two (2) Three (3) Four (4) Five (5) Six (6) and Seven (7) in Park Place Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, in block 27.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

This conveyance is intended as a mortgage to secure the payment of One promissory note of even date herewith. One for \$2150.00 due in twelve months after date and made to Fred H. Norcom or order, payable at Stroud, Oklahoma with six per cent interest per annum, payable annually and ten per cent additional as attorney's fees in case of legal proceedings to collect, and signed by Henderson S. and Florence E. Norcom, his wife.

Said first parties hereby covenant that themselves are owners in fee simple of said premises and that they are free and clear of all incumbrances. that they have good right and authority to convey and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of \$-----for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first parties agree to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Now if said first parties shall pay or cause to be paid to second part their heirs or assigns said sum of money in the above described note mentioned together with the interest thereon, according to the terms and tenor of said note and shall make and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged, and void, otherwise shall remain in full force and effect. If such insurance is not effected and maintained or if any or all taxes and assessments which are or may be levied and assessed lawfully against said premises or any part, thereof are not paid before delinquent then the mortgagee may effect such insurance, or pay such taxes and assessments and shall be allowed interest thereon at the rate of ----per cent per annum until paid, and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected or maintained, or any taxes or assessments are not paid before delinquent the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt, including attorney's fees and to foreclose this mortgage; and shall become entitled to the possession of said premises.

Said first parties waive notice of election to declare the whole debt due as above stated, and also the benefit of stay, valuation or appraisment laws.