

and in consideration of the sum of Two Thousand & no/100 dollars to them cash in hand paid by Gertrude Van Buren of Cayuga, County, State of New York, hereinafter designated the second party, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said second party her heirs and assigns, forever, the following described real estate and premises situate in Tulsa County State of Oklahoma, to-wit:

Lot six (6) Block Two (2) in Kirkwood Addition to the City of Tulsa together with all the improvements thereon and all the appurtenances thereunto belonging and all the rights of homestead therein:

To have and to hold the same unto said second party her heirs and assigns forever. The said first parties hereby covenant and agree to and with the said second party to warrant and defend the title to said premises against all lawful claims whatsoever.

Provided always, and this conveyance is upon these express conditions: That if the said first parties their heirs administrators, executors or assigns, shall pay to the said second party the sum of Two Thousand & No/100 dollars, payable as follows: Two thousand & no/100 dollars on the 29th day of November 1915. with annual interest thereon at the rate of nine per centum payable semi annually, principal and interest payable at the office of E.D Mitchell, at Tulsa, Oklahoma, with current rate of exchange on New York City, in gold or its equivalent, according to the terms of one certain promissory note of even date and tenor herewith with interest coupons attached and shall pay all taxes and other assessments on said lands, and upon this mortgage or upon the note secured hereby, during the life of this mortgage and before the same shall become delinquent, and shall also at their own expense keep the buildings on said property insured against fire, in a good and reputable insurance company, for the benefit of said second party or assigns, to the extent of \$2000.00 until this mortgage is paid or otherwise extinguished, then this instrument shall be void, otherwise to remain in full force and effect.

Provided also, that on default in the payment of any part of said principal or interest or taxes or other assessments, when and as the same shall become due, or if said first parties shall fail or neglect to keep the buildings on said property insured as above provided, then the whole of the money hereby secured shall become due and payable immediately upon such default or failure, at the option of the holder of said note and without further notice.

And the said first parties hereby promise and agree to and with the said second party heirs administrators and assigns to pay said principal interest, taxes and other assessments when and as the same shall become due, to maintain the insurance on the buildings as above provided, and to comply faithfully with all the terms and conditions of this mortgage, and that in case any of said taxes or other assessments shall become delinquent, or in case said first parties shall fail to maintain the insurance on said buildings as above provided, the said second party may pay said taxes and assessments and may effect such insurance, and add the amounts so paid, with interest thereon, to the indebtedness hereby secured and recover the same as a part thereof, and that, in case of foreclosure of this mortgage a reasonable sum, to be fixed by the court, shall be recovered by said second party from said first parties as an attorney's fee, and shall be included in the decree foreclosing this mortgage.

Said first parties hereby waive the benefit of stay, valuation or appraisement laws.