

BANK, the amount of Twenty-two Thousand, Five Hundred (22,500) Dollars secured by this mortgage.

NOW THEREFORE, The said Marie Buel, Administratrix of Estate of Frank W. Buel, deceased, first party, agrees to do all things required of her by this mortgage and the bond hereinbefore mentioned and to repay to said bank the principal sum of Twenty-two Thousand, Five Hundred (22,500) Dollars, in certain payments hereinafter mentioned, namely agrees to pay on said principal sum upon April 1st, 1912, Five Thousand (5,000) Dollars and thereafter agrees to make a second payment upon said principal sum upon April 1st, 1913, of Twenty-five Hundred (2,500) Dollars and agrees to pay the balance of said principal sum remaining, namely Fifteen Thousand (15,000) Dollars (together with accrued interest and all other sums that may be due under and by virtue of this mortgage) at the end of five years, that is to say, upon April 1st, 1915, and further agrees to pay interest on all sums unpaid and outstanding hereunder at the rate of seven and one-half (7-1/2) per cent semi-annual interest to be paid April first payment of interest to be October 1st, 1910.

The privilege is granted however, of repaying said loan or any part thereof (providing there are no arrears of interest, taxes, insurance, etc.) upon April 1st, 1912, or upon any interest day thereafter, that is to say, upon any day upon which an installment of interest falls due. However no partial payment upon principal shall be for a sum of less than Five Hundred (500) Dollars. Interest shall stop on all sums paid.

It is further understood and agreed that all payments both of principal and interest which are not promptly paid when due shall draw interest thereafter at the rate of nine (9) per cent per annum until paid.

AND IT IS ALSO AGREED, That should any default be made in the payment of the items mentioned in this mortgage on the day when the same are made payable by this mortgage or said bond, or should said first party fail or neglect to pay, or cause to be paid all taxes, assessments, or public rates levied upon said premises, when the same become due and payable under the laws of Oklahoma, or shall allow or permit any legal or equitable liens to stand or to be placed against the premises herein conveyed, that will in any manner affect or weaken the security herein, intended so to be, or shall commit waste on said premises, or to do any act whereby the property hereby conveyed is made less valuable, or shall fail well and truly to keep and perform each and all of the covenants, express or implied, herein contained, or either or any of them, then upon the happening of any of the above contingencies, the whole amount herein secured shall become due and payable at once, without notice, if said second party so elect, anything hereinbefore contained or contained in said bond, to the contrary thereof in any wise notwithstanding.

AND IT IS FURTHER EXPRESSLY AGREED, That as often as any proceeding is taken to foreclose this mortgage, said first party shall pay said second party, its successors or assigns, a sum equal to ten per cent of the total amount due on said bond, and this mortgage as attorney's fees for such foreclosure in addition to all other legal costs, and that such attorney's fee shall be a lien upon the land above described and a part of the debt secured by this mortgage. Appraisal of said premises is hereby waived or not at the option of the party of the second part.