

Signed and acknowledged before me June 20, 1911.  
Pratt W. B. Minkley  
 Notary Public

All of lot six (6) in block one hundred and ninety (190) in the city of Tulsa, Oklahoma, according to the official plat and survey thereof. 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 his heirs and assigns forever. The said first party 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 condition:  
That if the said first party his heirs, administrators, executors, or assigns,  
shall pay to the said second party the sum of three thousand (\$3000.00)  
\$3000 on September 27th, 1910

with annual interest therein at the rate of 10 per centum, payable semi-annually principal and interest payable at the office of Ramsey & Morley 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, <sup>and ten</sup> herewith 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 his 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 \$-----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 party 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 party hereby pro mises and agrees to and with the said second party heirs, administrators, executors, 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 conditons of this mortgage and that in case any of said taxes or other assessments shall become delinquent, or in case said first party 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 \$10.00 and 10% of the amount. shall be recovered by said second party from said first party as an attorney's fee, and shall be included in the decree foreclosing this mortgage