

sideration of the sum of three hundred Dollars to her cash in hand paid by The Tulsa Addition Company (a corporation) County, State of Oklahoma, hereinafter designated the second party, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said second party, its successors and assigns forever, the following described real estate, and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot nine (9) in Block Three (3) in the Owen Addition to the City of Tulsa, Oklahoma, together with all the improvements thereon and the appurtenances thereunto belonging and all the rights of homestead therein.

TO HAVE AND TO HOLD the same unto said second party, its successors, 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 conditions: That if the said first party her heirs, administrators, executors, or assigns, shall pay to the said second party, the sum of \$300.00 on or before June 27, 1911 with annual interest thereon at the rate of 8 per centum payable semi annually, principal and interest payable at the office of Magee, Magee & Conner, at Tulsa, Oklahoma, with current rate of exchange on New York City, in gold or its equivalent, according to the terms of a certain promissory note, of even date and tenor 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 her 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 promises and agree to and with the said second party, successors, 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 conditions 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 secured and recover the same as a part thereof, and that, in case of foreclosure of the mortgage, a reasonable sum, to be fixed by the Court, 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.

Said first party hereby waives the benefit of stay, valuation or appraisal laws.