

Being a lot or parcel of land having a frontage of forty (40) feet on East Third Street with its side lines at right angles to the said East Third Street and parallel with Boston Avenue, and its Easterly side line one Hundred (100) feet from the said Boston Avenue.

All described with reference to the official plat of the original town of Tulsa, Oklahoma, (Indian Territory) approved by the Secretary of the Interior, April 11, 1902, The premises being known as number 15 East Third Street, Tulsa, Oklahoma

TOGETHER, with the appurtenances, and all the estate and rights of the parties of the first part in and to said premises; AND ALSO all furnaces, boilers, ranges, elevators, steam-pipes and gas fixtures that are now in or may hereafter be placed in, the building now standing or that may hereafter be erected.

TO HAVE AND TO HOLD the above granted premises with the appurtenances and fixtures unto the said party of the second part, its successors and assigns forever.

PROVIDED ALWAYS, that if the said parties of the first part, their heirs, executors or administrators, shall pay unto the said party of the second part, its successors or assigns, the said sum of money mentioned in the condition of the said bond or obligation and the interest thereon, at the time and in the manner mentioned in the said condition, that then these presents, and the estate hereby granted, shall cease, determine and be void, and in case of non payment of the said principal on the date whereon the same is made payable, said New-York Life Insurance Company shall be entitled to receive from said obligors, their heirs, executors, administrators or assigns, sixty days' notice in writing before receiving payment of said principal sum, as by the said bond or obligation, and the condition thereof, and the said agreement therein, contained, reference being thereunto had, may more fully appear. *And said parties of the first part covenant with the party of the second part as follows*

FIRST: That the parties of the first part will pay the indebtedness as hereinbefore provided, and if default be made in the payment of any part thereof, the party of the second part shall have power to sell the premises herein described according to law.

SECOND. That the parties of the first part will keep the buildings on the said premises insured against loss by fire for the benefit of the mortgagee.

THIRD. And it is hereby expressly agreed that the whole of said principal sum shall become due at the option of the said party of the second part after default in payment of interest for twenty days or after default in the payment of any tax or assessment for thirty days.

FOURTH. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

FIFTH. The holder of this mortgage, in any action to foreclose it, shall be entitled without regard to the value of the mortgaged premises or the adequacy of any security for the mortgage debt, to the appointment of a receiver of the rents and profits of said premises; and said rents and profits are hereby, in the event of any default in paying said principal or interest, assigned to the holder of this mortgage.

SIXTH. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do further covenant and agree, until full payment of the amount hereby secured, to deliver satisfactory insurance policies to said Company at its Home Office in New York City, and renewals of insurance to be delivered at the Home Office of said Company three days before their expiration, and to bear, pay and discharge, when the same may become due and payable, all premiums of insurance and all taxes, assessments, rates, charges or impositions, whether Municipal, County, State