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fault be made in the payment of any part of either said principal or interest notes, when the same become due, or in case of the default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or the premiums for said fire insurance when the same becomes due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum ^{herein} named herein, and the interest thereon, shall become immediately due and payable, at the option of said second party, and this mortgage may be immediately foreclosed. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns shall be entitled to possession of said premises, by receiver or otherwise.

Now if said party of the first part shall well and truly pay to said party of the second part, his heirs or assigns, the sum of money hereinbefore recited, and all other amounts which may be paid out by said second party or assigns under the provisions of this mortgage, and all other indebtedness which may be due said second party or assigns, at the time herein stipulated then this conveyance shall be null and void, otherwise to remain in full force and effect. And in case of any default in payment of said indebtedness or failure of said first party to fulfill any of the stipulations and agreements herein contained, said party of the second part his heirs or assigns, agent or attorney, is hereby authorized and empowered to declare the whole indebtedness hereby secured at once due and payable and to take charge of said property on demand without process of law, and sell or dispose of the same, or so much thereof as shall be necessary, at public sale, without appraisement (the appraisement required by law being expressly waived) at Tulsa, Oklahoma for cash in hand, upon two weeks notice in some newspaper published in the County of Tulsa, or by written or printed hand-bills, posted in five conspicuous places in the said County at which sale any of the parties hereto may purchase as other party, and to execute and deliver to any purchaser at such sale, a deed conveying all the right, title and interest of the said party of the first part in and to said property, and the recitals of such deed so made shall be taken as prima facie true, and out of the proceeds of such sale the said second party shall retain the sum due him as hereinbefore set forth and provided for, and the costs of this trust and of sale, and a reasonable attorney's fee, rendering the over-plus if any to the said first party, his personal representatives or assigns.

IN TESTIMONY WHEREOF, said first party has hereunto subscribed his name, the day and year first above written.

T. O. Cremin

UNITED STATES OF AMERICA)
STATE OF OKLAHOMA,)
COUNTY OF TULSA.) SS.

.....Notary Public.
My commission expires

Before me, Claude F. Tingley, a Notary Public in and for the County and State aforesaid, on this 30th, day of November, 1908, personally appeared T. O. Cremin to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Claude F. Tingley

(SEAL) My commission expires Sept. 17th, 1910.

Notary Public

Filed for record Dec. 1, 1908, at 10.45 A. M.

H. C. Walkley, Register of Deeds, (SEAL)