

THIRD: The said party of the first part agrees to keep all buildings and improvements on said land in as good repair as they now are, and not to commit or allow any waste on said premises.

FOURTH: In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

FIFTH: Said party of the first part agrees that if the maker of said notes shall fail to pay the principal or interest on said notes, or any part thereof, as the same become due, or any of the taxes, assessments or insurance premiums as they become due, or to comply with any of the foregoing covenants, the whole sum of money hereby secured shall, at the option of the holder hereof, become due and payable at once and without notice.

The said party of the first part shall pay all expenses of collection of the insurance, and in the event action is brought to foreclose this mortgage or recover on the insurance policy, a reasonable attorneys' fee of not less than Ten Dollars and ten per cent. of the amount then due, shall be added, which this mortgage also secures

And the said party of the first part, for said consideration, does hereby expressly waive an appraisalment of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

Now if the party of the first part shall well and truly pay to the said party of the second part, his heirs, executors, administrators, or assigns, the said sums of money evidenced by the said notes and coupons, and keep and perform the agreements covenants and conditions hereinabove set forth, then this conveyance to be void; otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto subscribed her name and affixed her seal, on the day and year first above written.

Wilhelmina M. Martin

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF TULSA )

BEFORE me, a Notary Public within and for said County and State, on this 18th day of August, 1921, personally appeared WILHELMINA M. MARTIN, a widow, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal the day and year last above written.

My Commission expires February 2, 1925 (SEAL) Mabel L. Young

Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 24, 1922 at 2:25 o'clock P. M.

in Book 417, page 29

By F. E. Dickson, Deputy (SEAL) O. D. Lawson, County Clerk