

protect its lien, shall be repaid by the mortgagors to the mortgagee, or assigns, with interest thereon at ten per cent per annum, and this mortgage shall stand as security therefor.

It is further agreed that upon a breach of the warranty herein or in the event of default of payment of installments of principal and interest for the space of three months, or non-payment of insurance premiums, taxes, insurance, or other charges, or failure to insure the premises or to pay any premium for any such insurance which may have been advanced by said second party, or failure to keep the said improvements in good repair and in a tenable condition, or in the event any act of waste is committed on said premises, in any of which events the entire debt shall become due and payable, at the option of said party of the second part, or its assigns, - the said party of the second part or assigns shall be entitled to a foreclosure of this mortgage, and to have the said premises sold and the proceeds applied towards the payment of the indebtedness due the said second party, or its assigns, ascertained in accordance with the terms of the note and contract secured hereby, and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, the appointment of which the mortgagors hereby consents, which may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received, the mortgagors, hereby waiving any and all damage arising by reason of the taking possession of said premises as aforesaid, and for any ^{all} and other damage or liabilities that may occur to said property when in the possession of said mortgagee; and all the covenants and agreements herein contained shall run with the land herein

Conveyed

This mortgage and the note and contract secured thereby shall in all respects be governed and construed by and laws of Oklahoma.

F. E. Morse,
Ruth Morse.

State of Oklahoma)
County of Tulsa) SS

Before me, Virginia M. Hagan, a Notary Public, in and for said County and State, on this 29th day of January, A.D. 1923, personally appeared F. E. Morse and Ruth Morse, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purpose therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires Dec. 31, 1925. (SEAL) Virginia M. Hagan, Notary Public.
Filed for record in Tulsa County, Okla. on Jan 29, 1923, at 1:20 P.M. and duly recorded in book 432, page 464, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

220452 - BH

COMPARED

AFFIDAVIT.

To be read in chain of title to lot one (1) and the North forty (40) feet of lot two (2) in block eleven (11) in Lindsey Second Addition to the City of Tulsa, according to the recorded plat thereof.

State of Oklahoma)
County of Tulsa) SS

Lila D. Lindsey, of lawful age, being first duly sworn, on oath