

432

It is further agreed that in the event of the passage after the date of this mortgage of any law of the State of Oklahoma deducting from the value of land for the purposes of taxation any lien thereon or changing in any way the laws now in force for the taxation of mortgages, deeds of trust or the debts or obligations secured thereby for state or local purposes, or the manner of the collection of any such taxes so as to affect the interest of the holder the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the holder without notice to any party, become immediately due and payable.

It is further agreed that as additional collateral to secure the payment of the indebtedness secured hereby, first party hereby assigns to second party or its assigns, all compensation of purchase money which may in any manner be received by the first party of the owner of the premises hereby mortgaged under agreement or by awards under eminent domain or taking said property for public use, and all profits, revenues royalties, rents and benefits accruing to the said first party or the owners of the property mortgaged from said premises in any manner, including and under any and all oil, gas, mineral or other leases now on or hereafter placed thereon; this agreement to terminate upon the release of this mortgage. And in the event of any default under this mortgage; the ^{owner and} holder hereof shall be entitled to immediate possession of the said premise and to the appointment of a receiver without notice, which notice the first party hereby waives. **COMPARED**

It is further agreed that upon the breach of any promise, agreement, covenant, condition or warranty herein, including the failure to pay any principal or interest secured hereby when due or any taxes or assessments herein mentioned when due, or to keep the premises unceasingly insured and to deliver policies of insurance as herein provided or to comply with any requirements herein, the whole sum secured hereby ~~shall at once~~ and without notice, at the option of the holder hereof become immediately due and payable, whether or not the holder shall have paid any such taxes or assessments or procured any such insurance, and the holder hereof shall immediately be entitled to foreclose this mortgage and to have the premises sold and the proceeds applied to the payment of the sum secured hereby, and immediately upon the filing of a petition for foreclosure the holder hereof shall be entitled to a receiver to the appointment of which the first party hereby consents, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for rentals or damages other than for rent actually received, the first party expressly waives notice of election to declare the whole debt or any part thereof due as hereinbefore stated and expressly waives appraisal of said real estate and all benefits of the stay, valuation and appraisal laws of the State of Oklahoma.

Fannie Cornfield,
H. I. Cornfield.

State of Oklahoma))
County of Tulsa) ss
Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of February, 1923, personally appeared Fannie Cornfield, and H. I. Cornfield, her husband 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 purposes therein set forth

Witness my hand and notarial seal the day and year last above written.
My commission expires 10/6/26. (SEAL) B. French, Notary Public.

Filed for record in Tulsa County, Okla. on Feb 15, 1923, at 3:30 P.M. and duly recorded in book 432, page 633 by Brady Brown deputy.