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and extinguish such tax, assessments, charge, lien or encumbrance, without any penalty that may have accrued thereon, and with any expense attending same, including reasonable charges for services or counsel fees of any person employed to pay or discharge the same, or to adjust the amount thereof, or to advise in respect thereto; and any amount so paid, including search fees, the grantor for itself, its successors and assigns, covenants and agrees to repay to the said office of grantee, on demand to the said grantee, its successors or assigns, with interest thereon, and the same shall be a lien on said premises, become a part of the principal debt, and be secured by these presents and collectible thereby; and, if any such tax, assessment, rate, charge, imposition or lien imposed by law is suffered by grantor, its successors or assigns, to become delinquent, or any such other lien or encumbrance to remain undischarged or unsatisfied for the space of thirty days or such official tax receipts be not exhibited as aforesaid, before the taxes are delinquent, then, at the option of the grantee, its successors or assigns, the principal sum hereby secured shall immediately become due and payable.

SEVENTH: And the party of the first part further covenants and agrees that it will pay an attorneys' fee of ten (10) per cent of the amount then unpaid, for the attorney employed to collect the sums secured by this instrument or forecloses this mortgage, if default be made in payment of the sums hereby secured when due, or when declared due under the terms hereof, by the grantee herein.

EIGHTH: And if at any time any law, either Federal or State, shall be passed imposing or authorizing the imposition of any specific tax upon mortgages, or upon notes or bonds secured by deeds or mortgages, or upon the principal or interest money secured thereby, or by virtue of which the owner for the time being of the land above described shall be authorized to pay any such tax upon said bond or mortgage, or either of them, or the principal or interest thereby secured, and deduct the amount of such tax paid from any money, principal or interest, secured by said bond or mortgage or deed, or either of them, or by virtue of which any tax or assessment upon the mortgaged premises shall be chargeable against the owner of said bond, mortgage or deed, or either of them, or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the party of the first part as herein provided to pay any tax or taxes, or any other charges, is illegal and inoperative, then, and in any such case, the party of the first part hereby agrees that it will pay all such taxes, levies or imposts above mentioned, which they may be authorized under any such law or decision to deduct from the amounts to be paid on account of the notes or bond hereby secured; and the failure of the party of the first part to make such payments shall constitute a default under the terms of this bond or deed of trust, and the holder of said bond or notes shall have the same rights and remedies on failure of said party of the first part to carry out said obligation as herein provided in case of the failure to pay the principal notes or bond hereby secured at maturity.

IN WITNESS WHEREOF the said party of the first part has caused its corporate name to be hereunto subscribed by its President and attested by its Secretary, under its corporate seal, this the day and year first above written.

Attest:
R. M. Freeman, Secretary. (Cor. Seal)

PLUMBERS SUPPLY COMPANY,
By D. W. Holmes, President.

STATE OF OKLAHOMA,)
County of Tulsa.) ss.

Before me, a Notary Public within and for said County and State, on this 4th day of May, 1923, personally appeared D. W. Holmes and R. M. Freeman, to me known to be the identical persons who subscribed and attested the name of PLUMBERS SUPPLY COMPANY, a corporate