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of title to said premises incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor to the mortgagee or assigns, with interest thereon at 10 per cent, per annum, and this mortgage shall stand as security therefor.

AND IT IS FURTHER AGREED that upon a breach of the warranty herein or upon a failure to pay when due any sum, interest or principal, secured hereby, or any tax or assessment herein mentioned, or to comply with any requirements herein or upon any waste upon said premises, or any removal or destruction of any building or other improvements thereon, without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent per annum, and the said party of the second part or its assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums 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 expenditure, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors 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 any rental or damage other than for rents actually received; and the appraisement of said premises is hereby expressly waived. And all the covenants and agreements herein contained shall run with the land herein conveyed.

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

Dated this 30th day of March, 1923

TREASURER'S ENDORSEMENT

I hereby certify that I received \$ 92 and issued Receipt No. 8893 therefor in payment of mortgage
W. J. Kirkwood Tax on the within note.
Maude M. Kirkwood Rated this 16th day of April, 1923
WAYNE L. DICKER, County Treasurer
A. J. Deputy

STATE OF OKLAHOMA, TULSA COUNTY, SS.

Before me, C. D. Coggeshall a Notary Public in and for said County and State, on this 30th day of March, 1923, personally appeared W. J. Kirkwood 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 set forth.

Witness my hand and official seal the day and year above written.

My commission expires May 8, 1923, (SEAL) C. D. Coggeshall-Notary Public

STATE OF CALIFORNIA, SS
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for said County and State, on this fifth day of April, 1923, personally appeared Maude M. Kirkwood, to me known to be the identical person who executed the within and foregoing instrument, and she 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 official seal the day and year above written.

My commission expires Sept. 13, 1924 (SEAL) H. B. Rose-Notary Public in and for the County of Los Angeles, State of California

Filed for record at Tulsa, Tulsa County, Oklahoma, April 16, 1923 at 3:50 o'clock P.M. and recorded in Book 441 Page 294

By Brady Brown - Deputy (SEAL) J. G. Weaver - County Clerk.