

time to time become due and payable on account of any and all oil and gas mining leases or mineral leases of any kind now existing or that may hereafter come into existence covering the above described lands, and all moneys received by the second party by reason of this assignment shall be applied; first, to the payment of matured installments; and second, the balance, if any, to the principal remaining unpaid; provided, that nothing herein shall be construed as a waiver of the priority of the lien created by this mortgage over any such lease made subsequent to the date of this mortgage,

If any of the payments in the above described note be not paid when due, or if part(y-ies) of the first part shall permit any taxes or assessments on said land to become delinquent, or fail to keep the buildings and improvements insured as herein provided, or apply the proceeds of this loan to substantially different purposes from those for which it was obtained, or shall wilfully or by neglect permit any unreasonable depreciation in the value of said premises or the buildings and improvements thereon, or shall sell, convey, remove, or permit to be removed from said premises any of said buildings or improvements, or shall fail to keep and perform all and singular the covenants, conditions and agreements herein contained, then the whole note hereby secured shall, at the option of the party of the second part, become immediately due and payable, and this mortgage subject to foreclosure; and in the event of foreclosure, party of the second part may recover as a part of the costs of such foreclosure, a reasonable attorney's fee.

At any payment period after five years from the date hereof, part(y-ies) of the first part ha(s-ve) the privilege of paying any number of installment payments, or any portion thereof, on account of the principal of the debt hereby secured. Such additional payments are not to reduce thereafter the periodical payments herein contracted to be made, but are to operate to discharge the loan at an earlier date, by reducing the percentage applicable to interest and increasing the percentage applicable to principal.

And said first part(y-ies) for the consideration aforesaid, hereby expressly waive (s) the appraisalment of said real estate and all benefits of the homestead and stay laws of said state .

Witness the hand(s) and seal(s) of the part(y-ies) of the first part the day and year first above written.

W. B. Key

Minnie D. Key

STATE OF OKLAHOMA, COUNTY OF CREEK, ss.

Before me, a Notary Public, within and for said county and State, on this 8<sup>th</sup> day of March A. D. 1923, personally appeared W. B. Key and Minnie D. Key, his wife, to me known to be the identical person(s) who executed the above mortgage and acknowledged to me that (he-they) executed the same as (his-their) free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my signature and official seal the day and year last above written.

My Commission expires March 22, 1924 (SEAL) Dora E. Markart, Notary Public

In consideration of the making by The Federal Land Bank of Wichita, to W.B. Key of the loan secured by the within mortgage, the undersigned National Farm Loan Association hereby endorses this mortgage and guarantees the payment of principal and interest when due upon the indebtedness by this mortgage secured.

Dated this 9th day of March 1923.

The Creek County, National Farm Loan Association of Sapulpa, Oklahoma.

By A. D. Zimmerman  
Vice President

B. E. Drake  
Secretary-Treasurer

Filed for record in Tulsa County Tulsa Oklahoma, Mar. 10, 1923 at 9:10 o'clock A. M.

In book 442, page 180

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk