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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 the commission of any waste upon said premises, or any removal or destruction of any building or other improvements thereon, or the failure to keep said premises insured as herein provided, then and in such event, the whole sum of said principal note secured hereby shall at once become due and payable at the option of the holder thereof without notice, and shall bear interest thereafter at the rate of eight per cent (8%) per annum, and the said party of the second part, or her administrators, heirs or assigns, shall upon the happening of such default or either of them, be entitled at their option, to a foreclosure of this mortgage, and to have the said premises sold and the proceeds applied to the payment of the sums secured thereby. That immediately upon the filing of the petition in foreclosure, the holder hereof shall be entitled to the possession of 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, to the appointment of whom the first parties mortgagors herein, hereby consent, and 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.

It is further agreed by first parties, that in case of a sale of the premises herein described for the payment of any sum due under this mortgage or the note secured hereby, that the appraisalment of said premises is hereby expressly waived, and all homestead rights, exemptions and rights of redemption provided under any law of the State of Oklahoma are hereby expressly waived by first parties.

All the covenants and agreements herein contained shall run with the title of the land herein described, and shall be binding upon the parties hereto, their heirs and assigns.

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

Dated this 14th day of March, 1924.

Signed in the presence of

A. C. Hunt

Frank Markham

Essie J. Hunt

J. M. Rose

ACKNOWLEDGMENT.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

Before me, the undersigned, a Notary Public in and for said county and state, on this 14th day of March, 1924, personally appeared A. C. Hunt and Essie J. Hunt, husband and wife, 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 official seal the day and year last above written.

My commission expires June 19 1926 (SEAL) L. E. Lindsey Notary Public

Filed for record in Tulsa, Tulsa County, Oklahoma at 11.10 A.M. on Mar 15, 1924 in Book

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Brady Brown Deputy

(SEAL)

O. G. WEAVER County Clerk

253545 DLE.

PARTIAL RELEASE OF MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS:

Whereas, on the 13th day of September, 1922 a certain mortgage was executed