

THIRD/ That the said first parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

FOURTH. Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated, as well as for the failure to pay any part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of the mortgage may declare the entire sum or sums secured hereby due and payable, without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

FIFTH. In case of default in payment of any insurance premium, taxes or assessments, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be secured by the lien of this mortgage and draw interest at the rate of ten percent per annum, provided that such payments by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

SIXTH/ Upon any default entitling the holder hereof to a foreclosure and if the indebtedness secured by the mortgage shall be collected by an attorney or through proceedings in any County, State or Federal Court, and additional sum of ten per cent of the amount due shall be recovered as attorney's fees and shall be included in any judgment or decree of foreclosure as a part of the indebtedness secured by this mortgage.

SEVENTH. Parties of the first part, for ~~and~~ consideration, do hereby expressly waive appraisalment of said real estate and all benefits of the homestead exemption and stay laws in Oklahoma.

Dated this 8th day of February 1923.

M. A. Breckinridge.

Adabelle Breckinridge.

STATE OF OKLAHOMA.)
Tulsa County,) ss

Before me, F. D. Kennedy a Notary Public in and for said County and State, on this 20th, day of February 1923, personally appeared M. A. Breckinridge and Adabelle Breckinridge, his wife, to me known to be the identical person 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 above set forth.

(Seal) F. D. Kennedy, Notary Public

My commission expires Aug. 10th, 1925.

Filed for record in Tulsa, Tulsa County, Oklahoma, February 21, 1923, at 10:20 A. M. and recorded in Book 446, Page 10.

By Brady Brown, Deputy.

(SEAL) O. G. Weaver, County Clerk

222420 -GB

UNITED STATES OF AMERICA STATE OF OKLAHOMA.
TITLE GUARANTEE AND TRUST COMPANY
TULSA, OKLA.

Number 625

Dollars \$6500.00

OKLAHOMA
FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: