

to be and remain in full force and effect.

The said first party for himself, his heirs, assigns, executors or administrators, covenants and agrees with the second party that he is lawfully seized of the above described premises, and has good right to convey same that he will not commit or suffer waste on said premises; that he will pay all taxes and assessments levied upon said real estate before same become delinquent, that he will at once, without delay, cause the buildings upon said premises situate, to be insured or re-insured against loss by fire, in the amount of \$1500.00 (the insurance company or companies to be subject to approval of second party) and he will continue and maintain such insurance without intermission so long as the note hereby secured remains unpaid. And shall deliver the policy or policies properly assigned or pledged to said second party, and in the event of loss said second party shall have power to collect such policy or policies and apply the proceeds thereof to the payment of the debt herein secured; that if the maker of the note hereby secured shall fail to pay either principal or interest within thirty days after due, or shall fail to perform any of the covenants herein stipulated, the note herein secured may thereupon, at the option of the holder, and his option only, without notice, be declared due and payable, and this mortgage may thereupon be foreclosed, that in case of default in the performance of any covenant herein stipulated he will pay interest on the note herein secured, at the rate of 10 percent per annum from date thereof until the final payment; that he hereby waives all benefit of the stay, validation and appraisal laws of the State of Oklahoma.

The said party of the first part, for himself, his heirs, representatives and assigns, hereby expressly agrees that in case of foreclosure of this mortgage as hereinbefore provided, he will pay to the plaintiff, or other party foreclosing this mortgage, a reasonable attorney fee therefor such fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further charge and lien upon the premises described in this mortgage and the amount thereof shall be recovered in said foreclosure suit and included in the judgement rendered in such action, and shall be enforced and collected in the same manner as the principal debt secured thereby.

Signed this twentieth day of February, A.D. 1924.

Delphis W. Wynn,
John D. Wynn,

COMPALED

In presence of
I. J. Mende,
Geo. T. Wetzel.

State of Kansas)
Douglas County) SS
Before me, a Notary Public, in and for said County and State, on this 3rd day of March, 1924, personally appeared Delphis A. Wynn and John D. Wynn, her husband to me known to be the identical persons who executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) Geo. W. Kuhns, Notary Public

Residence, Lawrence, Kansas.

My commission expires Jan. 25, 1926.

Filed for record in Tulsa County, Okla. on March 8, 1924, at 11:30 A.M. and recorded in book 448, page 228, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

253912 - BH

ASSIGNMENT OF REAL ESTATE MORTGAGE.

COMPALED

For value received, Claude E. Wheatly, the beneficiary named in the mortgage