

said mortgagee, its successors or assigns may pay such taxes and effect such insurance, and the sums so paid shall be a further lien on said premises under this mortgage payable forthwith with interest at the rate of ten (10) per cent per annum.

Fifth; Should default be made in the payment of said monthly sums, or of any of said fines, or taxes, or insurance premiums, or any part thereof when the same are payable as provided in this mortgage and in said note and said by-laws and should the same, or any part thereof, remain unpaid for the period of three months, then the aforesaid principal sum of \$1,750.00 dollars, with all arrearages thereon, and all penalties, taxes and insurance premiums, shall, at the option of said mortgagee or of its successors or assigns, become payable immediately, anything hereinbefore contained to the contrary notwithstanding. In the event of legal proceedings to foreclose this mortgage the indebtedness thereby secured shall bear interest from the filing of such foreclosure proceedings at the rate of ten (10) per cent per annum in lieu of monthly installments.

Sixth: The said mortgagors shall pay to the said mortgage or to its successors or assigns, a reasonable attorney's fee in addition to all other legal costs, as often as any legal proceedings are taken to foreclose this mortgage for default if any of its covenants or as often as the said mortgagors or mortgagee may be made defendant in any suit affecting the title of said property which sum shall be an additional lien on said premises.

Seventh: As further security for the indebtedness above recited the mortgagor hereby assigns the rentals of the above property to the mortgagee and in case of default in the payment of any monthly installment the mortgagee or legal representative may collect said rents and credit the sum collected less cost of collection, upon said indebtedness, and these promises may be enforced by the appointment of a receiver by the court.

In witness whereof, the said mortgagors have hereunto set their hands and seal on the 14th day of April, A.D. 1924.

W. C. Adkins,
Mary Adkins.

State of Oklahoma)
Tulsa County) SS

Before me, George P. Bonnette, a Notary Public, in and for said County and State, on this 14th day of April, 1924, personally appeared W. C. Adkison and Mary Adkison, 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.

In witness whereof, I have hereunto set my and notarial seal on the date above mentioned.

(SEAL) George P. Bonnette, Notary Public.

My commission expires on the 9th day of July, 1927.

Filed for record in Tulsa County, Okla. on April 16, 1924, at 4:35 P.M. recorded in book 448, page 552, Brady Brown, Deputy

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

255892 - BH

COMPARED

STATE OF OKLAHOMA
REAL ESTATE MORTGAGE.

This indenture, made this 15 day of April in the year of our Lord, one thousand nine hundred twenty four, by and between A. S. Viner, and Anna Viner, husband and wife, of the County of Tulsa, and State of Oklahoma, parties of the first part, and Myrtelle M. Barton, party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the

----- TREASURER'S RECEIPT -----
I hereby certify that I received \$462 and issued
Receipt No. 4519 thereon in payment of mortgage
tax on the within mortgage.
Dated this 16 day of April 1924
W. W. Smith, County Treasurer
Deputy