

CONFIDENTIAL

That the first parties will insure and keep insured during the life of this mortgage the buildings on said premises against loss by fire lightning and windstorm, in the sum of the amount of this mortgage or for as much as may be legally collected in case of total loss, in companies to be approved by this mortgage with clause attached making loss if any payable to him as his interest may appear and deliver said policies to be by him held during the life of this mortgage and said mortgagee is specifically given full power to settle and collect insurance and to apply the net proceeds thereof on the indebtedness hereby secured and first parties agree to furnish all profit and attend to all other necessary matters in the collection of insurance should loss occur and to pay the expense thereof and in case they fail to secure said insurance or to keep same in force then mortgagee may do so at their expense but is under no obligation to procure such insurance.

Sixth: That in case the first parties shall make default in any one or more of the agreements herein entered into, then mortgagee or his assigns may pay such taxes and assessments and effect such insurance and protect said title against adverse claims and liens and pay the costs thereof and for the amounts so expended, with interest thereon at the rate of ten per cent shall be repaid by first parties and said sums shall be secured by this mortgage but said mortgagee shall be under no obligation to do the acts and things in this paragraph set out.

Seventh: That if the first parties shall fail to pay any of the money, either principal or interest whenever the same becomes due, or in case said first parties shall commit waste on said premises, or permit same to be done or fail to confirm to or comply with any of the covenants contained in this mortgage, the whole of the sums of money herein secured, may at the option of the holder of the notes hereby secured and his her, or their option only, and without notice, be declared due and payable at once and this mortgage may thereupon be foreclosed for the whole of said money interests and costs and mortgagee, or his assigns or any legal holder of said notes, shall at once immediately upon the filing of a petition for the foreclosure of this mortgage, be entitled to the immediate possession of the above described premises, by receiver or otherwise, to the appointment of which said receiver, first parties hereby consent and agree, and receive and collect, rents, issues and profits thereof.

Eighth: That in case of the foreclosure of this mortgage and as often as any proceedings shall be taken to foreclose same, as herein provided, the first party will pay to the plaintiff ten per cent of the amount due as attorney fee and provided in said note.

Ninth: That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises herein mortgaged and to collect the rents and profits thereon, under the direction of the court, without further proof, the amounts so collected by said receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.

The foregoing covenants and conditions being kept and performed, this conveyance shall be void otherwise of full force and effect.

Eula Hand,  
W. H. Hand.

State of Oklahoma, Tulsa County, SS,

Before me, J.R. League, a notary public, in and for said county and state, on this 17th day of April, 1924, personally appeared Eula Hand and W. H. Hand, her husband to me known to be the identical persons who executed the above and foregoing instrument, a mortgage, and acknowledged to me that they executed the same and their free and voluntary act and deed for the uses and purposes therein set out.