

I hereby certify this instrument is a true and correct copy of the original as recorded in the office of the County Clerk of Tulsa County, Oklahoma, on the 5th day of July, 1923, at 8:45 A.M. and the same is correct and true.

COMPARED

of the party of the second part in two installments, maturing November 1st, 1924 and November 1st, 1925. Now, if the party of the first part shall fail to pay, or cause to be paid, any installments of the note secured hereby, when the same shall become due, or any sum or sums hereinafter mentioned, or shall fail in any of the terms and conditions of said prior bond of mortgage or of said installment note, then this conveyance shall become absolute and the whole sum secured hereby shall at once become due and payable, at the option of the holder hereof, who may at any time thereafter proceed to foreclose this mortgage and sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement distinctly waived, and out of all the moneys arising from such sale to retain the amount due for principal and interest, taxes and penalties thereon; together with the costs and charges of making such sale; and the overplus, if any there be, shall be paid by the party making such sale, on demand to said party of the first part, and in case of such foreclosure, and as often as any such proceedings may be commenced, the party of the first part agrees to pay an attorney's fee of \$100.00 for the services of plaintiff's attorney and the price of an abstract of title on the said mortgaged premises, which attorney's fee and abstract expenses shall be due upon the filing of the petition in any such action, and the same shall be a lien upon the land hereby mortgaged, and shall be included in the judgment of foreclosure and taxed as costs therein; and the party of the second part is expressly authorized to pay any and all sums necessary to protect the title to said premises, and to keep the same free from other liens of whatever nature, including attorney's fees in all actions attacking such title or the validity of this mortgage, and if said prior mortgage be assigned in trust or otherwise, to another than the second party, then any part of principal or interest secured thereby, and taken up, held or owned by said second party, and any and all other sums paid, as herein authorized, shall be a further lien upon said land, and be secured hereby, and may be included in any judgment or decree entered hereon; and all sums secured hereby shall draw interest at the rate of ten per centum per annum, payable annually, from date said sums are expended, except the installments of said note which shall severally draw interest as provided in said installment note.

If all payments be made as herein specified and provided for, then this conveyance shall be void; otherwise to remain in full force and effect.

It is hereby understood and agreed that in consideration of the covenants, agreements and privileges contained in the prior bond and mortgage, referred to above, and the rate of interest provided for therein, and the time and money expended in making the loan evidenced by said prior bond and mortgage, the neither the payment of said prior bond or any part thereof before maturity, nor the exercising of any privilege or option written in said prior bond or mortgage, shall in any way lessen or affect the liability of the party of the first part on the note, or indebtedness, secured by this mortgage.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand.

Clarence Francis Ricketts

I hereby certify that I signed the name of Martha Ricketts to the within instrument, at her request, and in her presence, and she made her mark in my presence, and in the presence of S. B. Allton and E. G. Graves as witnesses.

her
Martha X Ricketts
mark

Witnesses

S. M. Byers
Attest.

S. B. Allton
E. G. Graves

STATE OF OKLAHOMA)

TULSA COUNTY)

SS. Before me, the undersigned, a notary public in and for said County and State, on this 5th day of July 1923, personally appeared Clarence Francis Ricketts,