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the mortgagee, or assigns with interest thereon at ten per cent, per annum, and this mortgage shall stand as security therefor.

It is further agreed that upon a breach of the warranty herein or in the event of default in payment of installments of principal and interest for the space of three months, or non-payment of insurance premiums, taxes, assessments, or other charges, or failure to insure the premises or to pay any premium for any such insurance which may have been advanced by said second party, or failure to keep the said improvements in good repair and in a tenantable condition, or in the event any act of waste is committed on said premises,-- in any of which events the entire debt shall become due and payable, at the option of said party of the second part, or its assigns, -- the said party of the second part, or assigns, shall be entitled to a foreclosure of this mortgage, and to have the said premises sold and the proceeds applied towards the payment of the indebtedness due the said second party, or its assigns, ascertained in accordance with the terms of the note and contract secured hereby, and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consents, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received, the mortgagors hereby waiving any and all damage arising by reason of the taking possession of said premises as aforesaid, and for any and all other damage or liabilities that may occur to said property when in the possession of said mortgagee; and all the covenants and agreements herein contained shall run with the land herein conveyed.

This mortgage and the note and contract secured thereby shall in all respects be governed and construed by the laws of Oklahoma.

O. R. Smith

Annie May Smith.

STATE OF OKLAHOMA, }  
COUNTY OF TULSA, } SS.

Before me the undersigned, a Notary Public in and for said County and State, on this 13th day of Sept. A. D. 1923, personally appeared O. R. Smith and Annie May Smith, husband & 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.

Witness my hand and official seal the day and year above set forth.

My commission expires March 15th, 1927. (SEAL) W. J. Mason, Notary Public.

Filed for record at Tulsa, Tulsa County, Oklahoma, Sept. 13, 1923, at 3:30 o'clock P.M. and recorded in book 468, page 337.

By Brady Brown, Deputy.

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