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part thereof, or any interest thereon is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificate or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be delinquent, the holder of said notes and this mortgage may, without notice to first part, elect to declare the whole sum or sums and interest thereon and attorney's fees therein provided for due and payable at once and proceed to collect said debt, interest and attorney's fees set out and mentioned in said note, according to the terms and tenor thereof and also all sums paid for insurance and taxes and legal assessments and interest thereon, and also to foreclose this mortgage, whereupon the said second party, its successors and assigns, shall become and be entitled to the possession of said premises and shall be entitled to the rents and profits thereof, and shall be entitled to the appointment of a receiver for the collection of said rents and profits.

And it is further expressly agreed, that as often as any proceeding is taken to foreclose this mortgage, said first parties shall pay to said second party, its successors and assigns, a sum equal to ten dollars and ten per cent additional of the total amount due on said mortgage and on said note, as attorney's fees for such foreclosure, in addition to other legal costs, and that such attorney's fees shall be a lien upon the premises hereinabove described, and a part of the debt secured by this mortgage.

In witness whereof, the parties of the first part have hereunto set their hands the day and year first above written.

Celia Zeligson,
Julius Zeligson.

COMPARED

State of Oklahoma)
Tulsa County) SS

Before me, a Notary Public, in and for said County and State on this 19th day of November, 1923, personally appeared Celia Zeligson, and Julius Zeligson, wife and husband, 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 use and purposes therein set forth.

(SEAL) R. E. Thompson, Notary Public.

My commission expires Dec. 4, 1925.

Filed for record in Tulsa County, Okla. on Nov. 21, 1923, at 1:30 P.M. recorded in book 474, page 432, Brady Brown, Deputy.

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

244997 - BH

INTERNAL REVENUE

3.50

Cancelled

WARRANTY DEED.

This indenture, made this 21th day of November, 1923, between the Sunset Gardens Company, a corporation, of Tulsa, Oklahoma, party of the first part, and Kathryn O. Cornell, (whether one or more) of Tulsa, Tulsa County, Oklahoma, party of the second part.

WITNESSETH.

That in consideration of the sum of thirty four hundred seventy five dollars (\$3475.00) the receipt of which is hereby acknowledged; the party of the first part does by these presents grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot ten (10) in block eight (8) In Sunset Terrace, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the