

But if default shall be made in the payment of the notes hereby secured or of the interest on same, or of any part of either, or of any taxes, charges, assessments, or fire insurance premiums, as above provided, or if default be made with reference to procuring, paying for, assigning and keeping in force policies of life insurance as herein provided, or in case the property herein conveyed is transferred without the written assent of the second party hereto, then and in all or any of said events the full principal sum with all unpaid interest thereon shall, at the option of the said second party, its successors or assigns, become at once due and payable without further notice and irrespective of the dates of maturity expressed in said notes of otherwise provided and this mortgage may be foreclosed.

Said first parties further agree 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 described herein and to collect the rents and profits thereof, under the directions of the court, without further proof, the amount so collected by such receiver to be applied, under the directions of the Court, to the payment of any <sup>judg</sup> judgment rendered or amount found due upon the foreclosure of this mortgage.

Said first parties, for the consideration aforesaid, do hereby expressly waive appraisal of said real estate and premises and all benefits of the homestead, exemption and stay laws of the State of Oklahoma.

In testimony whereof, the said first parties have hereunto set their hands and seals on the day and year first above written.

William Adolphus Elwell,  
May Elwell.

ACKNOWLEDGEMENT.

State of Oklahoma }  
County of Tulsa } SS

Before me, the undersigned, a Notary Public, within and for the County and State aforesaid, on this 4th day of December, 1923, personally appeared William Adolphus Elwell and May Elwell, his wife, to me known to be the identical persons who executed the within and foregoing instrument of writing 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 hereunto subscribe my name and affix my official seal the day and year last above written.

(SEAL) Pearl McKeever, Notary Public.

My comm. expires the 12 day of April, 1927.

Filed for record in Tulsa County, Okla. on Dec. 26, 1923, at 3:00 P.M. recorded in book 481, page 20, Brady Brown, Deputy,

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

247580 - BH

COMPARED

REAL ESTATE MORTGAGE.

This indenture, made this 24th day of December, A.D. 1923, by and between W. A. Elwell and wife, May Elwell, of Tulsa County, State of Oklahoma, of the first part, and Robt. E. Adams, of the second part,

Witnesseth: That the said parties of the first part, in consideration of the sum of one and no/100 dollars, to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said party of the second part, his heirs and assigns forever, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of the east forty two and one half (E42½) feet of lot five (5)

----- TREASURER'S ENDORSEMENT  
I hereby certify that I received \$1,36 and issued Receipt No. 13087 therefor in payment of mortgage tax on the within mortgage.

Dated this 27 day of Dec. 1923  
by W. W. Stuckey, County Treasurer  
Deputy