

(2) Said mortgagors shall use reasonable care and diligence to preserve and keep said property in good condition.

(COMPARED)

(3) The increase, if any, of said property shall remain with and be deemed a part of said mortgage security.

(4) No part of said mortgaged property shall be sold or disposed of in any way by said mortgagors without the written consent of said mortgagee.

(5) Said mortgagors shall not re-mortgage said property or permit same to become subject to any other lien or encumbrance whatsoever.

(6) Said mortgagors shall not remove or permit the removal of said property from said County of Tulsa, without the written knowledge of mortgagee.

(7) Said mortgagors shall not secrete or conceal any of said property.

And it is expressly agreed by the parties hereto that in case default be made in the payment of said notes or either of them, at maturity, or in case said mortgagors shall violate any of the foregoing conditions of this mortgage, then and in that event, said note, and the whole of said mortgage debt shall become due and payable, and said mortgage shall be entitled to take immediate possession of said mortgaged property, and to foreclose this mortgage to satisfy the whole of said mortgage debt and interest with all costs of foreclosure; and said mortgagors authorizes the mortgagee, or the person conducting the sale in his behalf, to give a bill of sale of said property to the purchaser thereof, which shall convey absolutely all of the right and title of said mortgagor therein.

Demands of payments, and actual notice to said mortgagors of the time and place of sale are hereby waived by said mortgagors, in case of foreclosure. An attorney's fee of \$50.00 shall be taxed and made a part of the costs of foreclosure, provided, this mortgage is foreclosed by an attorney of record and the name of such attorney ^{appears} as such on the notices of sale.

In case this mortgage is foreclosed by action in court, it is agreed that a receiver may be appointed by the court to take possession of the property and sell the same under the directions of the court.

It is expressly covenanted that this mortgage binds the mortgagor personally and that all the terms and conditions thereof are binding upon the heirs, executors, administrators, and assigns of the parties hereto. Upon full payment of this mortgage, the presents shall be void, and the same shall be discharged of record as required by statute.

In witness whereof the said mortgagors have herunto set their hands the day and year first above written.

James R. Lee,
S. F. Peterson,
C. E. Tucker.

State of Missouri)
County of Jasper) SS

Before me, Marjorie Kindrick, a Notary Public, in and for said County and State, on this 2nd day of January, 1924, personally appeared James R. Lee, S. F. Peterson and C. E. Tucker, 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.

In witness whereof, I have hereunto set my hand and official seal the day and year last above written.

(SEAL) Marjorie Kindrick, Notary Public.

My term expires June 14, 1927.

Filed for record in Tulsa, Oklahoma, on Jan. 14, 1924, at 1:30 P.M. recorded in book 481, page 328, Brady Brown, Deputy.

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