

to said second party, and that all policies and renewal receipts shall be delivered to said second party. If the title to the said premises be transferred, said second party is authorized as agent of the first party, to assign the insurance to the grantees of the title.

IT IS FURTHER AGREED AND UNDERSTOOD that the said second party may pay any taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or assigns, including insurance upon buildings, and recover the same from the first party with ten per cent interest, and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof and as often as any foreclosure suit may be filed, the holder hereof, shall recover from the first party an attorney fee of \$25.00 and ten per cent upon the amount due, or such different sum as may be provided for by said notes, which shall be due upon the filing of the petition in foreclosure and which is secured hereby, together with expense of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise, including attorney fees and abstract of title to said premises, incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor 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 upon a failure to pay when due any sum interest or principal, secured hereby or any tax or assessment herein mentioned or to comply with any requirements herein or upon any waste upon said premises, or any removal or destruction of any building or other improvements therein, without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent per annum, and the said party of the second part or its assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums 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 consent, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received and the appraisments of said premises is hereby expressly waived or not at the option of the holder of this mortgage;

In construing this mortgage the words "first Party" and "second party" wherever used shall be held to mean the persons named in the preamble as parties hereto,

Dated this 14th day of March, 1924

J. H. Miller

Minnie Miller

STATE OF OKLAHOMA

TULSA COUNTY

SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th, day of March 1924 personally appeared J. H. Miller and Minnie Miller (his 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 written. My Commission expires Jan. 15th. 1925, (seal) H. M. Price Notary Public, Filed for record in Tulsa. Tulsa County, Oklahoma, March 15. 1924. at 11:25 O'clock A. M. and recorded in Book 484, Page 219.

By Brady Brown Deputy,

(seal)

O. G. Weaver County Clerk,