

One note of \$1200.00 dated April 17th, 1924 and due in one month.

Said first parties agree to insure the buildings on said premises for their reasonable value for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first parties to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties further expressly agree that in case of foreclosure of this mortgage and as often as any proceedings shall be taken to foreclose same as herein provided, the mortgagee. One Hundred and Twenty ## Dollars as attorney's or solicitor's fees therefor, in addition to all other statutory fees; said fee to be due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said premises ^{described} in this mortgage, and the amount thereon shall be recovered in said foreclosure suit and included in any judgment or decree rendered in action as aforesaid, and collected, and the lien thereof enforced in the same manner as the principal debt hereby secured.

Now if the said first parties shall pay or cause to be paid to said second party, its heirs or assigns said sums of money in the above described notes mentioned. together with the interest thereon according to the terms ^{and tenor} of said notes and shall make and maintain such insurances and pay such taxes and assessments then these presents shall be wholly discharged and void, otherwise shall remain in full force and effect. If said insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said notes and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first parties waive notice of election to declare the whole debt due as above and also the benefit of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands this 17th, day of April 1924,

S. M. Bell

Jessa L. Bell

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

Before me a Notary Public, in and for the above named County and State, on this 17th day of April 1924, personally appeared S. M. Bell and Jessa L. Bell, 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 signature and official seal, the day and year last above written. My commission expires Feb., 11th., 1928. (seal) M. Branson Notary Public, Filed for record in Tulsa Tulsa County, Oklahoma, April 17- 1924 at 4:50 O'Clock P. M. and recorded in Book 484, Page 292.

By Brady Brown Deputy,

(seal) O. G. Weaver County Clerk,

#256024 EC

ASSIGNMENT OF RENTS;

COMPARED

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of the sum of One Dollar to us in hand paid, and of other good and valuable considerations, the receipt of which is hereby acknowledged, we S. M. Bell and Jessa L. Bell, husband and wife, to Tulsa, Tulsa County, Oklahoma,