

holder hereof 10% of the amount then secured hereby. which shall in no event be less than \$50.00 as a reasonable attorney's fee, which is hereby agreed to be a reasonable attorney's fee and which shall be secured hereby and shall upon a foreclosure hereof be taxed as costs,

It is further agreed that any expense incurred in litigation or otherwise or in the purchase of any abstract of title or continuation of any abstract of title which the holder hereof may at any time deem necessary, shall be paid by the first party to the holder hereof. which sum shall be a lien on the premises above described and secured hereby.

It is further agreed that in the event of the passage after the date of this mortgage of any law of the State of Oklahoma deducting from the value of land for the purpose of taxation any lien or changing in any way the laws now in force for the taxation of mortgages, deeds of trust or the debts or obligations secured thereby for state or local purposes, or the manner of the collection of any such taxes so as to effect the interest of the holder the whole of the principal sum secured by this mortgage, together with the interest due thereon shall at the option of the holder with out notice to any party. become immediately due and payable:

It is further agreed that as additional collateral to secure the payment of the indebtedness secured hereby. first party hereby assigns to second party or its assigns all compensation or purchase money which may in any manner be received by the first party or the owner of the premises hereby mortgaged under agreement or by awards under eminent domain of taking said property for public use, and all profits, revenues royalties. rents and benefits accruing to the said first party or the owners or the property mortgaged from said premises in any manner. including and under any and all oil, gas mineral. or other leases now on or hereafter placed thereon; this agreement to terminate upon the release of this mortgage. And in the event of any default under this mortgage; the owner and holder hereof shall be entitled to immediate possession of the said premises and to the appointment of a receiver without notice, which notice the first party hereby waives;

It is further agreed that upon the breach of any promise, agreement, covenant, condition or warranty herein, including the failure to pay any principal or interest secured hereby when due or any taxes or assessments herein mentioned when due, or to keep the premises unceasingly insured and to deliver policies or insurance as herein provided, or to comply with any requirements hereon. the whole sum secured hereby shall at once, and without notice, at the option of the holder hereof become immediately due and payable, whether or not the holder shall have paid any such taxes or assessments or have procured any such insurance. and the holder hereof shall thereupon be entitled to foreclose this mortgage and to have the premises sold and the proceeds applied to the payment of the sum secured hereby; and immediately upon the filing of a petition for foreclosure the holder hereof shall be entitled to a receiver to the appointment of which the first party hereby consents. which appointment may be made either before or after the decree of foreclosure. and the holder hereof shall in no case be held to account for rentals or damages other than for rent actually received; the first party expressly waives notice of election to declare the whole debt or any part thereof due as hereinbefore stated and expressly waives appraisalment of said real estate and all benefits of the stay. valuation and appraisalment laws of the State of Oklahoma.

STATE OF OKLAHOMA) COUNTY OF TULSA) SS

Mrs M.R. Johnson

Before me the undersigned a Notary Public in and for said County and State. on this 28th day of July. 1924 personally appeared Mrs M. R. Johnson a widow. to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Witness my hand and notarial seal the day and year last above written.

My commission expires Jan 25th. 1928 (seal) Homer King Notary Public,

Filed for record in Tulsa. Tulsa County Oklahoma July 29- 1924 at 11:50 O'clock A. M. and recorded in Book 484. Page 599. By Brady Brown Deputy (seal) O. G. Weaver County Clerk,