

THE STATE OF OKLAHOMA
County of _____
I hereby certify that I am a _____
Record No. 157260
Date July 4, 1924

561

Thousand Three Hundred Forty five and no/100 Dollars, with interest thereon from date here-
of at the rate of eight per centum (8%) per annum; computed on even one hundred dollar
balances, in equal monthly instalments of \$35.17 plus int. on the 10th day of each month,
beginning on the 10th day of June, 1924.

Lynn A. May
Lelia H May

First parties hereby covenant and agree to pay all taxes and assessments of whatso-
ever character on said land, and all taxes and assessments that shall be made upon this loan,
or upon the legal holder of said note and mortgage on account of said loan, by the state of
Oklahoma, or by the county of town wherein said land is situated, when same shall become due,
except mortgage tax; and to keep the buildings upon the mortgaged premises insured in some
reliable insurance company approved by second part against loss or damage by fire, lightning,
tornado and wind storm in the sum of \$3750.00, and to assign the policies to second party
and deliver said policies and renewals to second party, to be held by it until this mortgage
is fully paid, and first parties assume all responsibility of proof and expense of collecting
such insurance if loss occurs,

First parties agree to keep all buildings, fences and other improvements on said land
in as good repair as they now are, and shall not commit or allow any waste of said premises.

That if default shall be made in the payment of installment of taxes or assessments
upon said premises, or upon said loan, or for local improvements, or for other purposes, or
the premium on said insurance when same becomes due, or in case of breach of any covenant or
condition herein contained, then second party or its legal representatives or assigns are
hereby authorized to pay said delinquent items, together with any other sum which it may deem
necessary to be paid to protect its lien, including liens, claims, adverse title and
incumbrances on said premises, and the expense of abstract of title on said premises, and
in perfecting and defending the title to said premises, which expense shall include, among
other things whatever amount may be expended by second party for attorney's fees, either in
perfecting or defending said title; and first parties hereby agree to immediately repay to
second party all such sums of money which shall be thus paid by second party to protect its
mortgage; together with interest at the rate of eight per cent (8%) per annum from the date
of payment by second party, until repaid, and any penalties to accrue thereon, and such sums
until repaid shall be a charge and lien upon said premises, and shall be secured by this
mortgage; it is understood and agreed that no interest thus chargeable shall be figured for
a period less than one month.

If default shall be made in the payment of any part of either principal or interest
when same becomes due; or in case of failure, refusal or neglect of first parties to repay
immediately any of the above mentioned items, or in case of breach of any of the covenants or
conditions herein contained, the whole of said principal sum named herein and interest there-
on and all items which this mortgage secures shall become immediately due and payable
~~shall become immediately due and payable~~, and this mortgage may be understood and agreed that
foreclosure of this mortgage shall not be commenced until the aggregate of the delinquent items
as herein contemplated, including principal and interest, shall equal twenty per cent (20%)
of the credits to first parties on the note which this mortgage secured, or a sum not in
excess of the total of four regular monthly payments.

It is also agreed that in the event of any default in payment or breach of any cove-
nant or condition herein, the rents and profits of said premises are pledged to second party,
or its successors and assigns, as additional collateral security, and said second party, its
successors and assigns, shall be entitled to possession of said premises, by receiver or