

THIRD. That the said first parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

FOURTH. Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated as well as for the failure to pay any part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of this mortgage may declare the entire sum or sums secured hereby due and payable, without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

FIFTH. In case of default in payment of any insurance premium, taxes or assessments the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be secured by the lien of this mortgage and draw, interest at the rate of ten per cent per annum, provided that such payments by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

SIXTH. Upon any default entitling the holder hereof to a foreclosure and if the indebtedness secured by this mortgage shall be collected by an attorney or through proceedings in any County, State or Federal Court, an additional sum of ten per cent of the amount due shall be recovered as attorney's fees and shall be included in any judgment or decree of foreclosure as a part of the indebtedness secured by this mortgage.

SEVENTH: Part---- of the first part, for said consideration, do hereby expressly waive appraisalment of said real estate and all benefits of the homestead, exemption and stay laws in Oklahoma.

Dated this 26th day of February, 1924.

Lula E. Warner  
Hattie M. Warner  
O. F. Warner

STATE OF OKLAHOMA )  
Tulsa County, ) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of February, 1924, personally appeared Lula E. Warner, single, O. F. Warner and Hattie M. Warner, 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 set forth.

My commission expires June 10, 1925 (SEAL) W. H. Walker, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feb 29, 1924 at 1:30 o'clock P. M. in Book 486, page 424

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

252367 C.J.

UNITED STATES OF AMERICA  
STATE OF OKLAHOMA

COMPARED  
NUMBER  
\*\*\*\*\*

TITLE  
GUARANTEE and TRUST  
COMPANY  
TULSA, OKLA.

OKLAHOMA  
FIRST MORTGAGE

DOLLARS  
\$225.00  
TREASURER'S ENDORSEMENT

I hereby certify that I received \$225.00 and issued Receipt No. 13928 thereon in payment of mortgage tax on the within mortgage.

Dated this 29 day of Feb. 1924

KNOW ALL MEN BY THESE PRESENTS:

That Arts True, single of Tulsa, Tulsa County, in the State of Oklahoma, party of the first part, have mortgaged and hereby mortgage to J. M. Winters of Tulsa, Oklahoma party of the second part, the following described real estate and premises, situate in Tulsa County, State of Oklahoma, to-wit: