

486 remain in full force and virtue in law. It is further agreed that if default shall be made in the payment of said sums of money, or any part thereof, as hereinbefore specified; of if the taxes rates, insurance, liens, charges and dues assessed or charged on the above real estate shall remain unpaid for the period of ninety days after the same are due and payable, then the whole indebtedness including the amount of all assessments, dues and fines on said stock, shall become due, and the said Grantee, its successors or assigns, may proceed by foreclosure, or any other lawful mode, to make the amount of said note, together with all interest, premium, cost and the amount of all assessments, dues and fines on said stock, and all taxes, rates, insurance, liens, charges and assessments accrued on said real estate, and of the aforesaid real estate and the said Stock; and the said Grantee shall be entitled to the possession of said premises and of said property. And it is further agreed, that if foreclosure proceedings be instituted, an Attorney's fee of ten per cent additional shall be allowed the said fee in any case to be at least Twenty-five Dollars and taxed as costs in said case. But the Board of Directors of said Association may, at their option, pay or cause to be paid, the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said Grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises, and shall bear interest at the same rate specified herein, and may be included in any judgment rendered in any proceeding to foreclose this mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then in like manner the said note and the whole of said sum shall immediately become due and payable.

Witness my hand, this 5th day of February A. D. 1924.

J. A. Chase

STATE OF OKLAHOMA, )  
COUNTY OF TULSA ) SS.

COMPARED

Before me the undersigned a Notary Public in and for said County and State, on this 5th day of February, 1924 personally appeared J. A. Chase, a single man to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial seal at Tulsa in the County and State aforesaid, the day and year last above written.

My commission expires May 29, 1926 (SEAL) Bertha L. Cooper, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Feby, 5, 1924 at 4:30 o'clock P. M. in  
Book 486 page 83  
By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

250488 C.J.

ASSIGNMENT OF RENTS

COMPARED

WHEREAS, J. A. Chase, a single man have obtained a loan of Twenty Four Hundred and 00/100 DOLLARS from THE OKLAHOMA SAVINGS AND LOAN ASSOCIATION, of Oklahoma City, Oklahoma, upon the following described real estate, to-wit:

Lot Three (3) in Block Two (2) Hackathorn Addition to Tulsa,

in the County of Tulsa and the State of Oklahoma, and have executed a mortgage thereon to secure said loan, and desires to further secure the same by an assignment of the income, rents and profits of said real estate, with the buildings and improvements thereon.

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar to me in hand paid, the receipt of which is hereby acknowledged, and as part of the consideration for the aforesaid loan, I do hereby assign, transfer and set over to the said Oklahoma Savings and Loan Association of Oklahoma City, Oklahoma, the rents, profits and income to be derived from said premises and the buildings and improvements thereon, with the right of said Association