

and agrees to pay, together with expense of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise, including Attorney fees and abstract of title to said premises incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor to the mortgagee or assigns, with interest thereon at 10 per cent. per annum, and this mortgage shall stand as security therefor. — COMPARED

AND IT IS FURTHER AGREED that upon a breach of the warranty herein or upon a failure to pay when due any sum, interest or principal, secured hereby, or any tax or assessment herein mentioned, or to comply with any requirements herein or upon any waste upon said premises, or any removal or destruction of any building or other improvements thereon, without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent. per annum, and the said party of the second part or its assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby; and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consent, 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 any rental or damage other than for rents actually received; and the appraisement of said premises is hereby expressly waived. And all the covenants and agreements herein contained shall run with the land herein conveyed.

This Mortgage and the note and coupons secured thereby, shall in all respects be governed and construed by the laws of the State of Oklahoma.

Dated this 7th day of May 1924.

Signed in the presence of

C. D. Coggeshall

William McKay

Lulu McKay

STATE OF OKLAHOMA, Tulsa County, SS.

Before me, C. D. Coggeshall, a Notary Public in and for said County and State, on this 7th day of May 1924 personally appeared William McKay and wife, Lulu McKay 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 set forth.

Witness my hand and official seal the day and year above written.

My commission expires May 7, 1927 (SEAL) C. D. Coggeshall, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 8, 1924 at 9:00 o'clock A. M. in Book 487, page 627

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

257657 C.J.

OKLAHOMA FIRST MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: COMPARED

Received of 14824

Dated May 8, 1924

That William McKay and wife, Lulu McKay of Tulsa County, State of Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Jennie B. Dorse & Beatrice Dorse party of the second part, the following described real estate and premises, situated in Tulsa County,

State of Oklahoma, to-wit: The East Fifty-five (55) feet of Lot Thirteen (13), Block Eight (8) in Acre Gardens Addition to the city of Tulsa, with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.