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pay any insurance premium, and hold the same against said mortgagors, their heirs and assigns with the same security, interest, rights and privileges as if no transfer had been made.)

Said parties of the first part hereby covenant as follows: COMPARED

That the principal sum of said note and any unpaid interest coupon shall bear interest at the rate of ten per cent. per annum from and after the same may become due and payable by virtue of any provision thereof; that they the said parties of the first part, are lawfully seized and possessed of said premises, free and clear of all incumbrances; that they the said parties of the first part will pay all taxes and assessments levied on said premises when the same, or any part thereof, are due and payable; and if not so paid, the legal holder of this mortgage may pay the same, and may redeem said premises from any tax sale, and may pay and discharge any other liens which may effect the title to said premises; and all moneys paid therefor, with interest thereon from the date of such payment at the rate of ten per cent. per annum, shall be a lien on said premises and be secured by this mortgage; that they the said parties of the first part, will keep all buildings, fences and other improvements on said premises in good repair and condition, and abstain from the commission of waste on said premises.

Now therefore, if the said parties of the first part shall pay said promissory note and the interest thereon when due and shall perform all and singular the covenants herein contained, then this mortgage to be void and be released at the expense of the parties of the first part; but if default be made in the payment of said promissory note, or any installment of interest thereon, or in case of a failure to perform any of the covenants herein contained, the whole sum of money hereby secured shall, at the option of the legal holder of this mortgage, and without notice to first parties become at once due and payable, and the legal holder of this mortgage shall be entitled to the immediate possession of said premises and the rents thereof and to a foreclosure of this mortgage, together with an attorney fee of \$100. which fee shall be due and payable as often as any proceedings shall be taken to foreclose this mortgage, and said fee to be due and payable upon the filing of petition for foreclosure, and the same, together with all legal costs of suit, shall be a further charge and lien upon said premises, and included in the judgment or decree of foreclosure. All exemptions stay and appraisal laws are hereby expressly waived.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands this 3d day of May, 1924.

C. M. Morgan

Harriet M. Morgan

STATE OF OKLAHOMA, Lincoln County, ss:

Before me, the undersigned, a Notary Public, within and for said County and State, on this 5th day of May, 1924, personally appeared C. M. Morgan and Harriet M. Morgan, 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 2/14/1928

(SEAL)

W. R. Curry, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 9, 1924 at 4:35 o'clock P. M. in Book 488, page 22

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk