

488 provisions, at the option of the holder hereof, such tax or assessment may be paid and such insurance effected by the holder hereof, and the amounts so paid shall be a lien on the premises aforesaid and draw interest at the rate of ten per cent. per annum, payable semi annually, from date said sums are expended, all such sums shall be secured by this mortgage and be collected in the same manner as the principal debt hereby secured. **COMPALED**

Now, if the party of the first part shall fail to pay, or cause to be paid, any of the note or notes secured hereby, or shall fail in any of the terms or conditions of the said prior bond or mortgage, or if at any time there remains unpaid any interest, insurance premiums, taxes or assessments, after the same becomes due, or should said mortgagors commit waste on said described premises, then the said note and all the sums secured by this mortgage shall immediately become due and payable, at the option of the holder hereof, without notice or demand and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent. of the amount hereby secured, in no event less than Fifty Dollars, the said sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein to the immediate possession of the said premises and to the rents and profits thereof, and, the said mortgagor hereby covenants and agrees to give peaceable possession thereof as aforesaid and in case the mortgagee or the holder of this mortgage shall institute proceedings in court to foreclose this mortgage the parties hereto agree that a receiver may be appointed by the court to preserve the same and collect the rentals and profits therefrom without regard to the question of value.

It is agreed that this mortgage shall secure the payment of any sums which may be hereafter advanced or material hereafter furnished by the mortgagee for the purpose of building upon, improving or repairing the premises herein described.

The foregoing conditions being performed this conveyance to be void, otherwise in full force and effect.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand the day and year first above written.

Mrs. Mary E. Hemington

STATE OF OKLAHOMA, }
County of Tulsa } ss.

Before me, a Notary Public, in and for said County and State, on this 12th day of May 1924 personally appeared M. Mary E. Hemington and----- to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me, that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my signature and official seal, the day and year last above written.

My commission expires Jan 5, 1926

(SEAL) R. W. Lee, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 12, 1924 at 5 o'clock P. M. in Book 488, page 80

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

258029 C.J.

RELEASE OF OIL AND GAS LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned, in consideration of the sum of \$1.00, cash, and other valuable considerations, receipt of which is acknowledged, hereby releases, relinquishes and forever quit-claims any and all rights whatsoever acquired or held under a certain oil and gas lease, dated October 4th 1909 executed by Mary Grayson, Gdn. of Julia Grayson a Minor, to The March Oil Company, a Corporation, and recorded in volume 70 at page 581 of the re-