

paid before the same become delinquent, then the mortgage herein its successors or assigns may effect such insurance and pay such taxes and assessments and shall be allowed interest thereon at the rate of ten (10%) per cent per annum until paid, and this mortgage shall stand as security for all such payments and sums; and if said sum or sums of money or any part thereof, or any interest thereon is not paid when the same becomes due and payable, or if such insurance is not effected and maintained and the certificates or policies delivered to said second party, its successors or assigns, or if any taxes or assessments are not paid before the same shall be delinquent, the holder of said notes and this mortgage may, without notice to first parties elect to declare the whole sum or sums and interest thereon and attorney's fees herein provided for due and payable at once and proceed to collect said debt, interest and attorney's fees set out and mentioned in said note, according to the terms and tenor thereof and also all sums paid for insurance and taxes and legal assessments and interest thereon and also to foreclose this mortgage, whereupon the said second party, its successors and assigns, shall become and be entitled to the possession of said premises and shall be entitled to the rents and profits thereof, and shall be entitled to the appointment of a receiver for the collection of said rents and profits,

And it is further expressly agreed, that as often as any proceeding is taken to foreclose this mortgage, said first parties shall pay to said second party, its successors and assigns a sum equal to Ten Dollars and Ten Per Cent additional of the total amount due on said mortgage and on said note, as attorney's fees for such foreclosure, in addition to other legal costs, and that such attorney's fee shall be a lien upon the premises hereinabove described, and a part of the debt secured by this mortgage.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above written
O. F. Lawless
State of Oklahoma; Tulsa County) SS Ada M. Lawless

Before me C. T. Scott a Notary Public, in and for said County and State on this 6th day of December, 1924, personally appeared O. F. Lawless and Ada M. Lawless, to me known to be the identical person 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 use and purpose therein set forth,

My Commission expires Dec. 22, 1924 (seal) C. T. Scott Notary Public,
Filed for record in Tulsa, Tulsa County, Oklahoma, December 16th, 1924 at 1:00 O'Clock P. M.
and recorded in Book 489, Page 444,
By- Brady Brown Deputy, (seal) O. G. Weaver County Clerk,

----- INTERNAL REVENUE
#274377 EO WARRANTY DEED; \$42.00
Cancelled

This Indenture, Made this 1st day of June, A. D. 1923 by and between Sunset Gardens Company, a corporation, organized and existing under and by virtue of the laws of the State of Oklahoma, hereinafter called the party of the first part, and George W. Snedden of Tulsa, Oklahoma, hereinafter called the party of the second part,

WITNESSETH. That the said party of the first part in consideration of the sum of \$1,000 One and No/100 Dollars, the receipt of which is hereby acknowledged, (and the further consideration and as a condition for this deed to which the party of the second part by accepting this deed assents and agrees to-wit; that the lot or lots hereby agreed to be conveyed shall not within a period of twenty (20) years from this date be used for any other than residence purposes; only one residence designed for the occupancy of one family shall be erected on each lot; no residence shall cost less than \$15,000. (Fifteen Thousand) including subsidiary buildings and improvements, constructed on the lot or lots hereby conveyed; no building or any part of thereof, except steps or entrances or approaches without roof, shall be built or extended within thirty (30) feet of the front lot line or closer than thirty (30) feet of the

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COMPARED BY
S. E. J. M.