

to any payment of rebate on, or offset against, the interest or principal or premium of said mortgage debt, by reason of the payment of any of the aforesaid taxes or assessments,

THIRD;- That the said mortgagors will also keep all buildings erected upon said lands insured against loss and damage by tornado and fire with insurers approved by the mortgagee in the sum of THREE HUNDRED (\$300.00) dollars as a further security to said mortgage debt, and assign and deliver to the mortgagee all insurance upon said property.

FOURTH:- If said mortgagors make default in the payment of any of the aforesaid taxes or assessments, or in procuring and maintaining insurance as above covenanted said mortgagee its successors or assigns may pay such taxes and effect such insurance, and the sums so paid shall be a further lien on said premises under this mortgage, payable forthwith, with interest at the rate of ten per cent per annum,

FIFTH;- Should default be made in the payment of said monthly sums, or of any of said fines, or taxes, or insurance premiums, or any part thereof, when the same are payable as provided in this mortgage and in said note and said by-laws, and should the same, or any part thereof, remain unpaid for the period of six months, then the aforesaid principal sum of Three Hundred (\$300.00) Dollars, with arrearages thereon, and all penalties, taxes and insurance premiums shall, at the option of said mortgagee, or of its successors or assigns, become payable immediately thereafter, anything hereinbefore contained to the contrary thereof notwithstanding. In the event of legal proceedings to foreclose this mortgage, the indebtedness thereby secured shall bear interest from the filing of such foreclosure proceedings at the rate of ten per cent per annum in lieu of the further payments of monthly installments,

SIXTH:- The said mortgagors shall pay all the said mortgagee or to its successors or assigns, the sum of Thirty (\$30.00) Dollars, as a reasonable attorney's fees in addition to all other legal costs, as often as any legal proceedings are taken to foreclose this mortgage for default in any of its covenants, or as often as the said mortgagors or mortgagee may be made defendant in any suit effecting the title of said property, which sum shall be an additional lien on said premises,

SEVENTH;- As further security for the indebtedness above recited the mortgagor hereby assign the rentals of the above property mortgaged to the mortgagee and in case of default in the payment of any monthly installment the mortgagee or legal representatives may collect said rents and credit the sum collected less costs of collection, upon said indebtedness, and these promises may be enforced by the appointment of a Receiver by the Court,

Signed and delivered this 20th day of December, 1924,

C. S. Greer

Elizabeth Greer

STATE OF OKLAHOMA

TULSA COUNTY

SS

Before me, O. L. Stewart, a notary public in and for said County and State. on this 20th day of December, 1924. personally appeared C. S. Greer and Elizabeth Greer, Husband and 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,

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

My commission expires 4-24-1927 (seal)

O. L. Stewart, Notary Public

Filed for record in Tulsa, Tulsa County, Oklahoma, December 29th, 1924 at 3:40 O'Clock P. M. and recorded in Book 489, Page 553,

By- Brady Brown Deputy

(seal)

O. G. Weaver County Clerk,