

become payable immediately, anything hereinbefore contained to the contrary 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 (10) percent per annum in lieu of the further payments of monthly installments.

SIXTH. The said mortgagors shall pay to the said mortgagee or to its successors or assigns, a reasonable attorney's fee 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 affecting the title of said property, which sum shall be an additional lien on said premises.

SEVENTH. As a further security for the indebtedness above recited the mortgagors hereby assigns the rentals of the above property mortgage to the mortgagee and in case of default in the payment of any monthly installment the mortgagee or legal representative may collect said rents and credit the sum collected less cost of collection, upon said indebtedness, and these premises may be enforced by the appointment of a receiver by the court.

EIGHTH. In the event suit is instituted by other parties seeking to foreclose a mortgage or lien upon the premises covered by this mortgage, or attacking the title of the mortgagor or the lien of said mortgagor or its successors or assigns, the said mortgagee, its successors or assigns may at its option declare its debt due and maintain an original action by the way of cross-petition to establish its mortgage lien and to foreclose same without reference to whether the payments to the association are in arrears or not.

IN WITNESS WHEREOF, the said mortgagors have hereunto set their hand and seal on the 22nd day of January, A. D. 1925.

Olive E. Cart

E. O. Cart

STATE OF OKLAHOMA, }
Tulsa County. } ss.

Before me, E. F. Dixon, a Notary Public in and for said County and State, on this 22 day of January, 1925, personally appeared Olive E. Cart and E. O. Cart (wife and husband) 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 above mentioned.

My commission expires on the 1st day of (Seal) E. F. Dixon, Notary Public.
July 1926.

Filed for record in Tulsa, Tulsa County, Oklahoma, January 23, 1925, at 2:00 o'clock P.M. and recorded in Book 490, Page 540.

By Brady Brown, Deputy, (Seal)

O. G. Weaver, County Clerk
I certify that I received \$2.50 and issued
B315 the 23rd day of January 1925
within mortgage.
W. W. Stanley, County Treasurer
Deputy

277090 C.M.J.

REAL ESTATE MORTGAGE
(with rent assignment)

KNOW ALL MEN BY THESE PRESENTS:

That Mary Jane Anglin, a widow of the County of Tulsa State of Oklahoma, for and in consideration of the sum of Twenty-five Hundred and 00/100 Dollars, in hand paid by THE OKLAHOMA SAVINGS AND LOAN ASSOCIATION, a domestic Building and Loan Association, incorporated under the laws of the State of Oklahoma, with office and principal place of business at Oklahoma City, Oklahoma, does hereby sell and convey unto the said THE OKLAHOMA SAVINGS AND LOAN ASSOCIATION, its successors and assigns, the following described real estate situate in the County of Tulsa and the State of Oklahoma, to-wit: