

default in the payment of any such interest, insurance, premiums, taxes or assessments and the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed to take possession and control of the within described premises and to collect the rents, issues and profits thereof under the direction of the Court. The amount so collected by such receiver to be applied under direction of the Court to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.

And said mortgagor-further expressly agrees that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose same, as hereinafter provided, the mortgagor will pay to the said plaintiff a reasonable attorney's or a solicitor's fee therefor, in addition to all other legal costs and statutory fees, said fee to be due and payable upon the filing of petition for foreclosure, and the same shall be a further charge and lien upon the said premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action as aforesaid and collected and the lien thereon enforced in the same manner as the principal debt hereby secured.

The foregoing covenants, being performed, this conveyance shall be void, otherwise this mortgage shall be in full force and effect.

IN TESTIMONY WHEREOF, The said party of the first part have hereunto set their hands this 27th day of March nineteen hundred twenty-five.

Attest: C. D. Coggeshall

Josephine P. Walters

STATE OF OKLAHOMA,)
Tulsa County.) ss.

Before me, a Notary Public, in and for said County and State, on this Thirty-first day of March 1925 personally appeared Josephine P. Walters, a widow to me 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.

My commission expires May 7, 1927. (Seal)

C. D. Coggeshall, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 31, 1925, at 4:00 o'clock P.M. and recorded in Book 493, Page 342.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

283621 C.M.J.

OIL AND GAS LEASE.

AGREEMENT, Made and entered into the 2nd day of Feby. 1925 by and between Forrest J. Kramer and Ruth Kramer husband and wife of Tulsa Oklahoma, party of the first part, hereinafter called lessor (whether on or more) and J. L. Copeland party of the second part, hereinafter called lessee.

WITNESSETH, That the said lessor, for and in consideration of One & No/100 Dollars, cash in hand paid, receipt of which is hereby acknowledged and of the covenants and agreements hereinafter contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tanks, powers, stations and structures thereon to produce, save and take care of said products, all that certain tract of land situate in the County of Tulsa State of Oklahoma, described as follows, to-wit:

The North West quarter (NW4) of North West Quarter (NW $\frac{1}{4}$) of Section 35, Township 18 N. Range 13 E. and containing 40 acres, more or less.