

PROVIDED ALWAYS, That this instrument is made, executed and delivered upon the following conditions, to-wit:

That said first party hereby covenants and agrees to pay all taxes and assessments on said land when the same shall become due and to keep all improvements in good repair, and not to commit or allow waste to be committed on the premises, and to insure, and keep insured in favor of second party, buildings on said premises for the sum of \$- -

In the event said party of the first part fail to insure said buildings or to pay the taxes and assessments on the land before delinquent, then party of the second part, its successors or assigns, may insure said property and pay such taxes and assessments, and the money expended therefor shall be secured by this mortgage and bear interest from the date of payment by the second party at the rate of ten per cent per annum, payable semi-annually.

It is further expressly agreed, by and between the parties hereto that if any default be made in the payment of the principal sum of this mortgage, or any interest installment, or the taxes, insurance premiums, or in case of the breach of any covenant herein contained, the whole of said principal sum, with interest, shall be due and payable, and this mortgage may be foreclosed and said second party shall be entitled to the immediate possession of the premises and all rents and profits thereof as additional collateral security. To which end the mortgagee shall be entitled, and the mortgagor hereby consents to and waives notice of the application for, the appointment of a receiver, either at the time of, or after the commencement of such action, the mortgagee and such receiver to be in no event held to account for any rentals or damages other than for rents actually received; the mortgagor hereby waiving any and all damages arising by reason of the taking of said premises into possession as aforesaid, and any and all damage or liability that may occur to said property while in possession of said mortgagee or such receiver.

Said party of the first part hereby agrees that in the event action is brought to foreclose this mortgage he will pay all expenses of collection including a reasonable attorney's fee of - - - Dollars which this mortgage also secures, and which shall be due upon the filing of the petition in foreclosure.

Now waiver of any default hereunder shall affect or be deemed a waiver of any other default.

Party of the first part, for said consideration does hereby expressly waive appraisal of said real estate and all benefits of the homestead, exemption and stay laws in Oklahoma.

Dated this 24th day of April 1925.

F. V. Wilder

STATE OF OKLAHOMA, )  
County of Tulsa. ) ss.

Before me, a Notary Public, in and for said County and State, on this 24th day of April, 1925, personally appeared F. V. Wilder, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me, that he executed the same as his 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 Mar. 19, 1926. (Seal) Emily H. Bartay, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, April 24, 1925, at 1:00 o'clock P.M.  
and recorded in Book 493, Page 424.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.