

the 2nd day of November, 1923, made to J. E. Ingersoll or order, payable at Tulsa, Oklahoma with Ten per cent. interest per annum from date, payable monthly and signed by first parties, H. C. Ashlin and Rhoda Ashlin.

Said first parties hereby covenant that they are owners in fee simple of said premises, and that they are free and clear of all incumbrances - - - - That they have good right and authority to convey and incumber the same and they warrant and will defend the same against the lawful claims of all persons whosoever. Said first parties agree to insure the buildings on said premises -- for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage, and to pay all taxes and assessments lawfully assessed on said premises before delinquent.

Said first parties further expressly agree that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose the same as herein provided, the mortgagor will pay to the said plaintiff ten per cent of amount herein -- as attorney's or solicitors fees therefor, in addition to all other statutory fees, said fee to be due and payable upon the filing of the petition for foreclosure, and the same shall be a further charge and lien upon 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 thereof enforced in the same manner as the principal debt hereby secured.

Now, if said first parties shall pay or cause to be paid to said second party heirs or assigns and sum of money in the above described note mentioned, together with interest thereon according to the terms and tenor of said note and shall make and maintain such insurance and pay such taxes and assessments, then these presents shall be wholly discharged and void, otherwise remain in full force and effect. If such insurance is not effected and maintained, or if any and all taxes are not paid before delinquent, the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent. per annum until paid, and this mortgage shall stand as security for all such payments. And if said sum or sums of money or any part thereof is not paid when due or if such insurance is not effected and maintained, or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums interest due and payable at once and proceed to collect said debt, including attorney's fees, and to foreclose this mortgage, and shall be entitled to possession of said premises.

Said first parties waive notice of election to declare the whole debt due as above stated.

IN WITNESS WHEREOF, The said first parties have hereunto set their hands the day and year first above written.

H. C. Ashlin

Rhoda Ashlin

STATE OF OKLAHOMA,)
Tulsa County.) ss.

Before me, D. W. Crouch, a Notary Public in and for said County and State, on this 27th day of April, 1925, personally appeared H. C. Ashlin and Rhoda Ashlin, 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.

Witness my hand and official seal the day and year last above set forth.

My commission expires May 9, 1925. (Seal)

D. W. Crouch, Notary Public.