

taxes or assessments, or in procuring and maintaining insurance as above covenanted said mortgagee, its successors or assigns may pay such taxes or effect such insurance and the sums or charges so created shall be a further lien on said premises under this mortgage payable forthwith with interest at the rate of ten (10) percent 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 three months, or if the mortgagors, fail to keep said premises free from liens of any nature, then the aforesaid principal sum described in said note, with all 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, anything hereinbefore contained to the contrary notwithstanding. In the event of legal proceedings to foreclosure this mortgage the indebtedness thereby secured shall bear interest from the date of 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 its successors or assigns, a reasonable attorney's fee in addition to all other legal costs, including any expense involved in extending abstract down to date of filing petition or cross petition, 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 to said property, which sums shall be an additional lien on said premises.

SEVENTH, As further security for the indebtedness above recited the mortgagors hereby assigns the rentals of the property herein mortgaged to the mortgagee and in case of default in the payment of any monthly installment the mortgage or legal representative 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, and in case a receiver be appointed, he shall be entitled to immediate possession of said premises and to collect rents therefrom.

IN WITNESS WHEREOF, the said mortgagors, have hereunto signed their names this the 5th day of June, 1925.

STATE OF OKLAHOMA,
TULSA COUNTY.

} ss.

W. H. Robinson,
Mabel M. Robinson

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of June, 1925, personally appeared W. H. Robinson and Mable M. Robinson, husband and wife to me known to be the identical person 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.

(Seal) Chas. P. Yadon, Notary Public.
My commission expires on the 29 day of October, 1925.

Filed for record in Tulsa County, Tulsa, Oklahoma on June 5th, 1925 at 4:40 P. M. o'clock
Recorded in Book 493, page 597.

By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

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3
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29