

Said parties of the first part agree to pay all taxes and assessments levied against said premises, the debt secured by this mortgage lien, and the interest thereon, promptly when due and to pay all sums necessary to protect the title and possession of said premises, and to keep all improvements in good repair, and to keep the insurable improvements on said real estate insured against damage by fire, wind or cyclone, in some company acceptable to said second party, for not less than \$-----, with loss, if any, payable to the mortgagee, as his interest may appear, and such policy shall be held by the mortgagee, and in case of a violation of any of the provisions hereof, the mortgagee, his heirs or assigns, may pay all such sums and the amount so paid shall be a lien on said premises, secured by this mortgage, and included in any judgment of foreclosure, as part of the debt hereby secured, with ten per cent interest on same from the time of such payments.

And it is further agreed that if default be made in the payment of any part of the indebtedness hereby secured, either principal or interest, or if any of the foregoing agreements are not performed, then all the indebtedness hereby secured shall become due and payable without notice, shall bear interest at the rate of 10 per cent per annum, and may be foreclosed at the option of the second party, and the above described premises sold in the manner provided by law, and appraisement of said real estate is hereby waived or not at the option of the party of the second part.

It is further agreed that upon the filing of a petition for the foreclosure of this mortgage, by attorney of record of this state, a reasonable attorney's fee shall become due and payable and same shall be included in the decree of foreclosure, and it is hereby agreed that said attorney's fee shall be in the sum of \$-----

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

J. H. Lentz

Evelyn L. Lentz

State of Oklahoma, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this ninth day of September, 1924, personally appeared J. H. Lentz and Evelyn L. Lentz, husband & 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.

In Testimony whereof, I have hereunto set my hand and official seal the day and year last above written.

My commission expires Sept. 21st, 1927 (SEAL)

James Bowen, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Sept 15, 1924 at 2:50 o'clock P. M. in Book 494, page 443

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

267432 C.J.

ASSIGNMENT OF MORTGAGE

In consideration of Two Thousand and no/100 Dollars, receipt whereof is hereby acknowledged, Braniff Investment Company, a corporation, of Oklahoma City, Okla., does hereby assign, transfer and set over without recourse, warranty or representation, unto New York Life Insurance Company all its right, title and interest in and to one real estate mortgage, the indebtedness thereby secured, and the lands and tenements therein described, to-wit: One certain mortgage executed by Ella Decker a widow and as mortgagors, in favor of Braniff Investment Company, a corporation dated the 16th day of July 1924, and covering Lot Eight (8) Block Ten (10), Hillcrest Addition to the City of Tulsa, as shown by the recorded plat thereof; being premises known as 531 South Yorktown Avenue, in Tulsa County, Oklahoma,