

AND IT IS EXPRESSLY AGREED by and between the parties hereto, that, if the said mortgagors shall fail to perform any of the covenants and agreement herein contained or fail to pay any of the sums of money herein specified on the day the same become due and payable the whole sum of money hereby secured, then remaining unpaid, shall at once, become due and payable and this mortgage may, thereupon, be foreclosed for the amount then remaining unpaid together with the interest and costs, including an attorney's fee of 10% Dollars (\$-- and said Mortgagee or any legal holder of the notes, hereby secured, shall, at once, upon the filing of a petition for the foreclosure of this mortgage be forthwith entitled to the possession of the above described premises or, upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall, if he so elects, be entitled to have a receiver appointed by the Court to take possession and control of the premises described herein, said receiver to rent the same and collect the rents thereof under the direction of the Court, without the usual proof required by statute of law, it being agreed between the parties hereto that the allegations of the petition as to any default in the performance of any agreement, herein contained to be by the Mortgagors performed, together with the above agreement relating to possession and the appointment of a receiver, shall be sufficient authority to the Court to appoint a receiver without further proof than the agreement contained herein, the amount so collected by such receiver to be applied under the direction of the Court to the payment of any judgment rendered or amount found due on the foreclosure of this mortgage.

AND the said Mortgagors hereby waives the appraisement required by law or not, at the option of the Mortgagee and expressly waive all rights of homestead or other exemption, redemption and stay of execution under the laws now in force in this state hereafter to be enacted.

THIS MORTGAGE has for its sole consideration, the above sum of money which is now due and owing unto the said Mortgagee, the payment of which is intended to be secured hereby.

IT IS FURTHER UNDERSTOOD AND AGREED that time is the essence of this contract and that all covenants and agreements, herein contained, shall bind, not only the Mortgagors herein, but also their heirs, executors, administrators and the purchasers of the property hereby mortgaged and all of such covenants and agreements shall inure to the benefit of the said Mortgagee.

IN WITNESS WHEREOF, the said Mortgagors have hereunto set their hands and seals this 5th day of January A. D. one thousand Nine Hundred and Twenty Five,

James T. Cook.

Rebecca J. Cook.

STATE OF OKLAHOMA, }
COUNTY OF TULSA. } SS.

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, duly commissioned and acting as such on this 5th day of January, A. D. 1925 personally appeared James T. Cook, and Rebecca J. Cook, his wife to me well known to be the identical persons who signed and executed the foregoing mortgage and acknowledged to me that they signed and executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. WITNESS my hand and Notarial Seal the day and year aforesaid. My commission expires Feb. 23, 1926. (Seal) Paul R. Hurd, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on January 6th, 1925 at 4:40 P. M. o'clock recorded in Book 499, page 470.
By Brady Brown, Deputy (Seal) O. G. Weaver, County Clerk.

COMPARED BY *[Signature]*