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whole indebtedness secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required.

The mortgagors further expressly assign to the holder of said Mortgage indebtedness all their interest in any outstanding leases upon said land, whether agricultural or mineral, and all their rights to any royalty or rents arising from any such leases; and mortgagee is authorized at Mortgagee's option, but is not required to collect such rents or royalties, and to hold such royalties or rents as mortgagee collects or as are paid over to mortgagee by mortgagors, and apply the same to the payment of this mortgage indebtedness as it matures.

The exercise of the rights and authority herein granted to the holder of the mortgage indebtedness to pay taxes, take out insurance, collect rents or royalties, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him, and he shall not in any case be liable to the mortgagors for a failure to ^{exercise} ~~exercise~~ any such authority to pay taxes, take out insurance, collect royalties or rents, or any other authority herein granted.

Grantors agree that in case default occurs upon said mortgage indebtedness or any part thereof and suit is instituted to collect the same, they will pay an attorney's fee of ten per cent, on the first five Hundred Dollars, and five per cent on sums above that, to become due immediately upon filing the petition, and which attorney's fee may be included in the cause of action and shall be secured by the lien of this mortgage.

WITNESS my hand this 10th, day of April/ 1909.

Frank S. Bullette

Executed and delivered in the presence of: Anna Bullette.

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

Before me, the undersigned, a Notary Public, in and for said County and State, on this 13th, day of April, 1909, personally appeared Frank S. Bullette and Annie Bullette, his 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.

D. B. Crewson, , Notary Public

(SEAL) My commission expires Sep. 27th, 1910.

Filed for record at Tulsa, Okla. Apr. 14, 1909. at 9.50 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)

OIL AND GAS LEASE.

THIS LEASE, Made this 18th, day of April, A. D. , 1908, by and between John Norfer, as legal guardian of Millie Norfer, a minor, of Wagoner County, Oklahoma, of the first part, and Red River Oil Company, of the second part.

WITNESSETH, that the said party of the first part, in consideration of \$25.00 in hand paid, the receipt of which is hereby acknowledged, and the stipulations rents and covenants herein-after contained, on the part of the said party of the second part, its heirs executors, administrators, successors and assigns, to be paid kept and performed, has granted, demised and let unto the said party of the second part, its heirs, executors, administrators, successors, and assigns, for the sole and only purpose of drilling and operating for petroleum, Oil and Gas