

condition of said First Mortgage Bond executed by the said party of the first, part, bearing even date herewith and hereinbefore referred to, shall at the election of the party of the second part, its successors or assigns, and without notice to party of the first part, become at once due and payable, and said party of the second part, its successors or assigns upon such election may at once enter upon and take possession of said premises, using such force as may be necessary therefor, and take and receive the rents, profits and income thereof, and have full control of the same, so long as said default exists, or may apply to any Judge or Court having jurisdiction to appoint, and have appointed, a receiver to take charge of said property and preserve the same and collect the rents and profits thereof, and may proceed to foreclose said mortgage and have said property sold, and the proceeds thereof, together with the rents and profits applied, first, in payment of the costs of suit, and in case of such foreclosure the court may tax (\$80.00) eighty and no/100 dollars as attorney's fee for plaintiff in the action and all moneys which may have been advanced by party of the second part for insurance taxes and other liens and assessments, with interest thereon at ten (10) per cent per annum, and which shall become a lien on said premises from date of advancement of same; second, to pay all sums of money due and payable upon the said first mortgage bond secured hereby, with the accrued interest and fines thereon, and, third, the overplus if any, to be paid to the party of the first part her legal representatives or assigns.

BUT, Until default be made in some one or more of the conditions of hereof, the party of the first part shall be entitled to the use of the income, rents and profits of said property.

AND THE SAID PARTY OF THE FIRST PART for herself and her heirs, executors and administrators and assigns, does hereby covenant to and with the said party of the second part and its successors or assigns that said party of the first part is lawfully seized of said premises in fee simple, that said party of the first part has good right to grant, sell and convey the same, and that said premises are free and clear of all liens and encumbrances of every kind and nature whatsoever, and that the said party of the first part will warrant and defend the same against all claims liens clouds and demands whatsoever..

This mortgage is delivered in the state of Colorado and is to be construed according to its laws, subject to the lawful restrictions of the state of Oklahoma, so far as it relates to or affects the validity of the first mortgage bond secured hereby. All erasures and interlineations appearing in this mortgage were made by consent of the party of the first part, before the execution hereof.

In witness whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

Jessie E. Gancey, (seal)

Signed, sealed and delivered
in presence of:
Vera M. Fallon
Frances I. Gibson.

State of Illinois, Cook County SS.

Before me, a Notary Public in and for the said county and state, on this 25 day of June A.D. 1910, personally appeared Jessie E. Gancey, a single woman, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary