

in the payment of interest, or dues, or any part thereof, at the stated times, or failure to comply with any of the conditions or agreements contained in the First Mortgage on Real Estate given to secure the payment thereon, then this note shall immediately become due and payable at the option of the legal holder hereof, and shall after such default bear ten per cent interest per annum, and if collected by a suit, an attorney's fee of Twenty five dollars may be taxed as costs in said case.

Dated at Dawson, Oklahoma, the 21st day of October, 1910.

J.B. Farr.
Susie P. Farr.

Now, if the said J.B. Farr and Susie P. Farr, their heirs, assigns, executors, or administrators, shall well and truly pay the aforesaid note according to the tenor thereof, and all assessments dues and fines on said stock, to the said The Aetna Building and Loan Association, or its successors, and keep said premises insured against fire and tornado, and pay all taxes, rates, liens, charges, and assessments upon or against said property and keep the same in good repair, as herein provided then this mortgage shall be void; otherwise to remain of full force and virtue in law. It is further agreed that if default shall be made in the payment of said sums of money or any part thereof, as hereinbefore specified, or if the taxes, rates, insurance, liens, charges and dues assessed or charged on the above real estate shall remain unpaid for the space of six months after the same are due and payable, then the whole indebtedness, including the amount of all assessments dues and fines on said stock shall become due, and the said grantee or its successors may proceed by foreclosure or any other lawful mode to make the amount of said note, together with all interest, costs, and the amount of all assessments dues and fines on said stock, and all taxes, rates, insurance, liens, charges, and assessments accrued on said real estate, and of the aforesaid real estate and the said stock, and said grantee shall be entitled to the possession of said premises and of said Property. But the Board of Directors of said Association may, at their option pay or cause to be paid, the said taxes, charges, rates, liens and assessments so due and payable, and charge them against said grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises until the same be paid, and may be included in any judgment rendered in any proceeding to foreclose this Mortgage; but whether they elect to pay such taxes, insurance charges rates, liens and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner the said note and the whole of said sum shall immediately become due and payable.

Witness our hands, this 21st day of October, 1910.

J.B. Farr.
Susie P. Farr.

State of Oklahoma, Tulsa County, SS.

Be it remembered, that on this 26th day of October, A.D. 1910, personally appeared before the undersigned a Notary public in and for said county J.B. Farr and Susie P. Farr, his wife, who are personally known to me to be the identical persons whoses names they subscribed to the foregoing deed as grantors and acknowledged the same to be their voluntary act and deed, and that they executed the same for the purposes therein mentioned.