

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 Tulsa, Oklahoma, the 21st day of October, 1910.

W.H. Hickerson

Fannie Hickerson

Now, if the said W.H. and Fannie Hickerson, 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 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.

W.H. Hickerson

Fannie Hickerson

State of Oklahoma, Tulsa County, SS.

Be it remembered that on this 24th day of October A.D. 1910 personally appeared before the undersigned, a notary public in and for said county W.H. Hickerson who is personally known to me to be the identical person whose name he subscribed to the foregoing deed as grantor, and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

Witness my hand and notarial seal the day and year above written.  
(seal) James F. McCoy, Notary public.

My commission expires Nov 21, 1911.