

Now therefore if the ^{parties} parties of the first part shall pay, or cause to be paid the principal sum and interest above specified in manner aforesaid, together with all costs and expenses of collection, if any there shall be and any costs charges or attorneys fees incurred and paid by the legal holder of said note in maintaining the priority of this trust deed and shall perform all and singular the covenants herein contained then the estate hereby granted shall cease and this deed shall become null and void and be released at the expense of the said parties of the first part; but in case of default in payment of any installment of interest or in the performance of any of the covenants and agreements herein contained then, or at any time thereafter during default the legal holder of said note may without notice declare the entire debt hereby secured immediately due and payable, and thereupon in case of default in the payment of said promissory note at maturity, the said party of the second part or his successor in trust shall be entitled to the immediate possession of said premises and of the rents issues and profits thereof and may proceed to sell said premises at the Court House door in the city ^{or town} of Tulsa in the twenty eighth recording district of the Creek Nation Indian Territory at public vendue to the highest bidder for cash first giving not less than twenty days notice of the time time and place of sale and the property to be sold by advertisement in some newspaper printed and published in the City or town aforesaid and upon such sale shall execute and deliver a deed in fee simple of the property sold to the purchaser thereof and receive the proceeds of said sale and any statement of facts or recital by the said Trustee in relation to the non-payment