

when the same becomes due and payable; or if any taxes or assessments now or hereafter levied or imposed against said real estate are permitted to become delinquent; or if default be made in the agreement to keep said property insured, as herein set forth, then in either of these cases the sums hereby secured with the interest thereon shall immediately become due and payable at the option of the mortgagee or assigns without notice. Then the said grantee, or his assigns agent or attorney shall have power to sell said property at public sale to the highest bidder for cash at the front door of the U.S. Postoffice in Tulsa Indian Territory, as the same may be located at the time of sale, public notice of the time and place of said sale having first been given thirty days by advertising in some newspaper published in said Tulsa C.T., or by printed or written hand bills posted up in five public places in said Tulsa C.T., at which sale the said grantee or assignee may bid and purchase as any third person might do, and we hereby authorize the said grantee or assignee or legal representative to convey said property to any one purchasing at said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be applied, first to the payment of all costs and expenses attending said sale including reasonable attorney's fee; second to the payment of said debt and interest and the remainder if any shall be paid to said grantors or their assigns. Witness our hands and seals on this 17 day of Oct A.D., 1907. B. M. Dugger (real)

Witnesses: Maude J. Dugger (real)

Filed Oct 17 - 07 at 12:30 Pm.
 Office of the Register
 Oklahoma Territory

Western District, 38.
 Indian Territory. On this 17 day of October A.D., 1907 before me W. O. Buck
 notary public within and for the Western District Indian Territory aforesaid appeared in person B. M. Dugger to me personally known as the person whose name appears upon the within and foregoing conveyance as the party grantor and stated that he had executed the same for the consideration and purposes therein mentioned and set forth and acknowledged the execution thereof as his free act and deed and I do hereby certify, and on the same day also voluntarily appeared before me the said Maude J. Dugger wife of the said B. M. Dugger to me well known and in the absence of her said husband declared that she had of her own free will signed and read the foregoing conveyance for the purpose therein mentioned and set forth and that she had no objection to the same being executed and set forth as aforesaid and that she had no objection to the same being executed and set forth as aforesaid and that she had no objection to the same being executed and set forth as aforesaid.

W. O. Buck, Notary Public
 Commission expires Dec. 7, 1911 (Western District)