

justly indebted to the said Edward M^c Gray in the sum of thirty five hundred and no, 00 dollars (\$3500⁰⁰) dollars for borrowed money evidenced by a certain promissory note of even date due now if the said Grant C. Stebbins shall pay or cause said note to be paid with interest according to the tenor and effect thereof, then this instrument to be null and void otherwise to remain in full force and effect.

and it is hereby further stipulated that during the continuance of this instrument in force the said grantor shall at all times keep all taxes ^{paid} as required by law and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less than \$-⁰⁰ loss, if any, payable to the said - as his interest may appear.

And if default be made in the payment of the sums hereby secured at at maturity or when the same or either of them becomes due and payable, then the said grantee or his assign, agent or attorney, shall have power to sell said property at public sale to the highest bidder for cash in Tulsa Oklahoma, Public notice of the time and place of said sale having first been given ten (10) days by advertising in some newspaper published in said County or by printed or written hand bills posted up in a public places in said city 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 to convey said property to anyone purchasing at the 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 second to the payment of said debt and interest and the remainder if any shall be paid to said grantors.