

of the above described Premises, and may at once take possession and receive and collect the rents and profits thereof.

Fifth - Now, if the said first parties shall well and truly keep and perform all the covenants and agreements herein then this deed shall be void; but if any default be made in any of the conditions hereof the hold of said indebtedness shall become due and payable and this deed shall remain in full force and effect and the said second party may proceed to sell the said property herein described for the satisfaction of said indebtedness together with all accrued interest thereon, costs and expenses of this trust at Public vendue for cash at the Court House at the City of Tulsa, I. O. First giving three weeks notice of the time, terms and place of sale and of the property to be sold by advertising in some newspaper published in said City at which sale either of the said parties or their assigns may bid and purchase as if they were strangers to this deed and upon the said sale and payment of the purchase money shall execute and deliver a deed of the property sold to the purchaser and the said trustee shall out of the proceeds of such sale pay first, the costs and expenses of this trust; second, whatever sum may be in arrear and unpaid on the notes aforesaid and all sums which may have been expended for taxes or insurance by the said third party.

And it is further agreed by and between the parties hereto that in case the said second party shall refuse to act J. D. Hagler is hereby appointed successor in trust who shall discharge this trust and exercise herein the same powers hereby conferred on the said second party and with like effect.