

In case of sale hereunder we waive qualification and bond of the Trustee herein named or any substituted Trustee, and agree to pay said Trustee the usual and customary commissions on sales of this kind.

This Deed of Trust is made subject to a Deed of Trust made by R. F. Long, Trustee, for E. B. Long, on Nov. 20th, 1917, to J. B. Bell, Trustee, and recorded in Book No. 229, on Page No. 487, of Tulsa County, Oklahoma. There is now due a balance of \$6,000.00 remaining unpaid on this Deed of Trust.

Now, if we shall pay the sums aforesaid when due, according to the terms of said notes, then this instrument is to be of no further force or effect. But if we fail to pay the said sums of money when due as aforesaid, or any part of said sums, according to the terms above expressed, then, upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving thirty days notice, by weekly publication in some one newspaper published in Tulsa County, Oklahoma, to sell said property at the Court house door in said County, to the highest bidder, for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bind at any sale under this conveyance. We agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And we agree to keep all the buildings on said property insured in some reliable fire & tornado insurance company or companies, for the sum of \$-----, until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. We agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case we fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:

First--- To pay all the costs and charges of executing this trust, including attorney's fees and the expense of any litigation which may arise on account of the execution and enforcement of this trust.

Second-- To pay said debt, or any balance thereof then remaining unpaid.

Third-- The residue to be paid to R. F. Long Trustee for E. B. Long or order.

And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trusts may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to J. B. Bell shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, we, and all persons holding under us, shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days written notice.

This 17th day of May, 1922.

R. F. Long Trustee

For E. B. Long

E. B. Long

State of Tennessee)
Robertson County }

Before me, the undersigned, a Notary Public in and for said County
and