

or to comply with any requirements herein, the whole sum secured hereby shall at once, and without notice, at the option of the holder hereof become immediately due and payable, whether or not the holder shall have paid any such taxes or assessments or have procured any such insurance, and the holder hereof shall thereupon be entitled to foreclose this mortgage and to have the premises sold and the proceeds applied to the payment of the sum secured hereby, and immediately upon the filing of a petition for foreclosure the holder hereof shall be entitled to a receiver to the appointment of which the first party hereby consents, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for rentals or damages other than for rent actually received; the first party expressly waives notice of election to declare the whole debt or any part thereof due as hereinbefore stated and expressly waives appraisement of said real estate and all benefits of the stay, valuation and appraisement laws of the State of Oklahoma.

Ira M. Cornelius

Nelle M. Cornelius

STATE OF OKLAHOMA  
COUNTY OF TULSA

SS.

Before me, the undersigned, a Notary Public, in and for said county and state, on this first day of November 1922, personally appeared Ira M. Cornelius and Nelle M. Cornelius (his wife) to be known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year last above written.

My Commission Expires 2-7-1925 (SEAL) Clyde E. Sears, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 1, 1922 at 4:15 o'clock P. M.  
in Book 427, page 243  
By F. Delman, Deputy (SEAL) O. D. Lawson, County Clerk

212872 C. J.

COMPARED

GENERAL WARRANTY DEED

INTERNAL REVENUE

( Oklahoma statutory Form )

\$ 150

Cancelled

This Indenture, Made this 16th day of October A. D. 1922, between Berry-Hart Company, a corporation of Tulsa, Oklahoma, and B. M. Grotkop and Vinita C. Grotkop, his wife, of Tulsa County, in state of Oklahoma, of the first part, and The Hunter Company a corporation, the second part,

WITNESSETH: That in consideration of the sum of Six Hundred (\$600.00) and no/100 DOLLARS, the receipt whereof is hereby acknowledged, the said parties of the first part do, by these presents, grant, bargain, sell and convey unto said party of the second part, its heirs and assigns all of the following described real estate, situated in the County of Tulsa, state of Oklahoma, to-wit:

Lots Eleven (11) and Twenty-two (22), Block One (1), Sunnybrook Addition to the City of Tulsa, County of Tulsa, Oklahoma, according to the duly recorded plat thereof,

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining forever. And said Parties of the first Part their heirs, executors or administrators do hereby covenants, promise and agree to and with said party of the second part, at the delivery of these presents, that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free,