

void, otherwise shall remain in full force and effect. If said insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before delinquent then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first parties waives notice of election to declare the whole debt due as above and also the benefit of stay, valuation or appraisalment laws.

IN WITNESS WHEREOF, said parties^{ies} of the first part have hereunto set their hands this 16th day of June, 1923.

Callie Swinger
B. R. Swinger

STATE OF OKLAHOMA,)
County of Tulsa.) SS.

Before me, a Notary Public, in and for the above named County and State, on this 16th day of June, 1923, personally appeared Callie Swinger and B. R. Swinger, her husband to me personally 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 signature and official seal, the day and year last above written.
My commission expires March 31st, 1926. (Seal) Iva Latta, Notary Public.
Filed for record in Tulsa, Tulsa County, Oklahoma, June 18, 1923, at 10:45 o'clock A.M. and recorded in Book 435, Page 502.
By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

234077 C.M.J. QUIT CLAIM DEED.
Corporation Form.

COMPALED

KNOW ALL MEN BY THESE PRESENTS, That E.E. Luster in consideration of the sum of One & No/100 Dollars in hand paid the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto M. C. Poynor all of its right, title and interest in and to the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit:

Lots 21 & 22 in Block Fourteen, Original Town of Broken Arrow, and Lots 12-13-14-15-16-17-18 and the east 13 feet of Lot 11 in Block 66 original town of Broken Arrow, Okla.

This Quit Claim Deed is given to correct an irregularity in the title to the above described property due to the fact that a mortgage given by M. C. Poynor to the First National Bank of Broken Arrow, Okla. recites that said mortgage is given subject to a mortgage in favor of E. E. Luster in the sum of \$1,500 .00. together with all improvements thereon and the appurtenances thereto belonging.

TO HAVE AND TO HOLD, The said described premises unto the said grantee heirs and assigns forever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed at Broken Arrow, Oklahoma, on this 18th day of June 1923.

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