

**COMPARED**

Third: The said parties of the first part agree to keep all buildings and improvements on said land in as good repair as they now are, and not to commit nor allow any waste on said premises.

Fourth: In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

Fifth: Said parties of the first part agree that if the makers of said notes shall fail to pay the principal or interest on said note, or any part thereof, as the same become due, or any of the taxes, assessments or insurance premiums as they become due, or to comply with any of the foregoing covenants, the whole sum of money hereby secured shall, at the option of the holder hereof, become due and payable at once and without notice.

The said parties of the first part shall pay all expenses of collection of the insurance, and in the event action is brought to foreclose this mortgage or recover on the insurance policy, a reasonable attorney's fee of not less than ten dollars and ten per cent of the amount then due, shall be added, which this mortgage also secures.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisal of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

Now, if the parties of the first part shall well and truly pay to the said party of the second part, his heirs, executors, administrators, or assigns, the said sums of money evidenced by the said note and coupons, and keep and perform the agreements, covenants and conditions hereinbefore set forth, then this conveyance to be void; otherwise to remain full force and virtue.

In testimony whereof, the said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written.

Charles E. Dent,  
Evangeline Dent.

State of Oklahoma)  
County of Tulsa ) SS

Before me, a Notary Public within and for said County and State on this 30th day of March, 1923, personally appeared Charles E. Dent and Evangeline Dent, his wife, to me 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.

(SEAL) Maie P. Baker, Notary Public.

My commission expires Sept. 23, 1923.

Filed for record in Tulsa County, Okla. on March 30, 1923, at 4:30 P.M. and duly recorded in book 445, page 394, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

**COMPARED**

226505 - BH

**CONTRACT FOR SALE OF REAL ESTATE.**

This agreement, made and entered into this 20th day of March, 1923, by and between Alex Baumliester of Sand Springs, Tulsa County, Oklahoma, party of the first part, and Anna F. Hinchcliffe, of Tulsa County in the State of Oklahoma, party of the second part,