

in good repair and in a tenantable condition, or in the event any act of waste is committed on said premises in any of which events the entire debt shall become due and payable, at the option of said party of the second part, or its assigns, the said party of the second part or assigns shall be entitled to a foreclosure of this mortgage, and to have the said premises sold and the proceeds applied towards the payment of the indebtedness due to said second party, or its assigns, ascertained in accordance with the terms of the note and contract secured hereby and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors 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 any rental or damage other than for rents actually received, the mortgagors hereby waiving any and all damage arising by reason of the taking possession of said premises as aforesaid, and for any and all other damage or liabilities that may occur to said property when in the possession of said mortgagee; and all the covenants and agreements herein contained shall run with the land herein conveyed.

This mortgage and the note and contract secured thereby shall in all respects be governed and construed by the laws of Oklahoma.

Bernice Ries.
Arthur Ries

Frederica Brooks
Leslie Brooks.

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss

Before me Ona Cook, a Notary Public in and for said County and State, on this 8th, day of March, A.D. 1923, personally appeared Bernice Ries and Arthur Ries and Frederica L. Brooks and Leslie Brooks, 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 official seal the day and year above set forth.

(SEAL) Ona Cook. Notary Public.

My commission expires January 23, 1926.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 8th, 1923, at 4 P. M. and recorded in Book 446, Page. 164.

By Brady Brown, Deputy.

(SEAL) O. G. Weaver, County Clerk

223899-GB

QUIT CLAIM DEED
Oklahoma Statutory Form No. 902.

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

THAT W.C. Miles and May D. Miles, his wife, parties of the first part, in consideration of the sum of one dollar in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and forever quit claim unto Marie C. Brown, party of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot Three (3) Block Two (2) of Oak Grove
Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the Recorded Plat thereof,