

once and proceed to collect said debt, including attorney's fees, and to foreclose this mortgage, and shall be entitled to possession of said premises.

Said first parties give notice of election to declare the whole debt due as above stated and also the benefit of stay, valuation and appraisal laws.

In witness whereof, the said first parties have hereunto set their hands the day and year first above written.

J. Robert Gillam
N. B. Gillam

State of Oklahoma)
Carter County) SS Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of February, 1924, personally appeared J. Robert Gillam, and N. B. Gillam, 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, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

(SEAL) C. M. Brewer, Notary Public.

My commission expires May 24th, 1924.

Filed for record in Tulsa County, Okla. on Feb. 29, 1924, at 1:00 P.M. recorded in book 448, page 141, Brady Brown, Deputy.

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

252358 - BH

COMPARED

WARRANTY DEED.

This indenture, made this 25th day of February, 1924, between the Sunset Gardens Company a corporation, of Tulsa, Oklahoma, party of the first part, and Orrin M. Edwards (whether one or more) of Tulsa, Tulsa County, Oklahoma, party of the second part.

Witnesseth: That in consideration of the sum of twenty two hundred seventy five dollars, (\$2,275.00) the receipt of which is hereby acknowledged, the party of the first part does by these presents grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot seven(7) in block five (5) in Sunset Terrace, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on June 28, 1923.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

The said Sunset Gardens Company does hereby covenant, promise and agree to and with the said party of the second part that at the delivery of these premises, it is lawfully seized in its own right of an absolute and defeasible inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923, payment of which excepted taxes and assessments is hereby assumed by second party, and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which easements and reservations are hereby accepted by second party as binding on him, his heirs