

interest thereon, is not paid when the same is due, and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when same are by law made due and payable, the whole of said sum or sums, and interest thereon, shall then become due and payable and said party of the second part shall be entitled to possession of said premises. And 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. In witness whereof, the said parties of the first part have herunto set their hands the day and year first above written.

J. Frank Lay,  
Mary V. Lay.

State of Oklahoma )  
Tulsa County )

Before me, Guy W. Settle, a Notary Public, in and for said County and State, on this 6th day of May, 1934, personally appeared J. Frank Lay, and Mary V. Lay, husband and 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 use and purposes therein set forth.

(SEAL) Guy W. Settle, Notary Public.

My commission expires June 15th, 1936.

Filed for record in Tulsa County, Okla. on June 3, 1934, at 11:00 A.M. recorded in book 449 page 412, Brady Brown, Deputy,

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

260223 - RH

#### REAL ESTATE MORTGAGE.

This indenture, made this 29th day of April in the year of our Lord one thousand nine hundred and twenty four by and between the Southern Hardware Company, a corporation, of the City of Tulsa, County of Tulsa, and State of Oklahoma, party of the first part, and the Tulsa Investment Company, a corporation of Tulsa, Oklahoma, party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of forty thousand (\$40,000) dollars in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm, unto said party of the second part, and to its heirs and assigns, forever, all of the following described real estate, lying and situated in the County of Tulsa, and State of Oklahoma, to-wit:

The east fifty (50) feet of lots one (1) and two (2) block seventy four (74) and in the original town of Tulsa, County of Tulsa, and State of Oklahoma, according to the recorded plat thereof, and as shown by the government plat, together, with all and singular the buildings and other improvements *appertaining* thereunto belonging.

To have and to hold the same, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its heirs and assigns forever. And the said party of the first part does hereby covenant and agree that at the delivery thereof the Southern Hardware Company is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free