

able on demand, with interest at ten (10) per cent per annum.

AND IT IS ALSO AGREED, That should any default be made in the payment of any of the items mentioned in this mortgage on the day when the same are made payable by this mortgage or said note or should said first part fail or neglect to pay, or cause to be paid all taxes assessments, or public rates levied upon said premises, when the same become due and payable under the laws of Oklahoma, or shall allow or permit any legal or equitable liens to stand or to be placed against the premises herein conveyed, that will in any manner affect or weaken the security herein, intended so to be, or shall commit waste on said premises, or do any act whereby the property herein conveyed is made less valuable, or shall fail well and truly to keep and perform each and all of the covenants, expressed or implied herein contained, or either or any of them, then, upon the happening of any of the above contingencies, the whole amount herein secured shall become due and payable at once, without notice, if said second parties so elect, anything hereinbefore contained or contained in said note to the contrary thereof in any wise notwithstanding.

AND IT IS FURTHER EXPRESSLY AGREED, That as often as any preceeding is taken to foreclose this mortgage, said first part shall pay said second parties, their heirs, executors, successors or assigns, a sum equal to ten per cent, of the total amount due on said note and this mortgage, as attorney's fee for such foreclosure in addition to all other legal costs, and that such attorney's fee shall be a lien upon the land above described and part of the debt secured by this mortgage. Appraisement of said premises as hereby waived or not at the option of the parties of the second part.

WITNESS our hands the day and year first herein above written.

Margarete A. Keeter nee Deal,

Tom Keeter.

STATE OF OKLAHOMA)
COUNTY OF ADAIR) SS BEFORE ME, W. C. Bost, a Notary Public, in and for said County and State, on this 24th, day of February, 1923, personally appeared Margaret A. Keeter, nee Deal, and Tom Keeter, her husband 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 last above written.

(seal) W. C. Bost, Notary Public

My commission expires August 25th, 1923.

Filed for record in Tulsa, Tulsa County, Oklahoma, May 11th, 1923 at 8 A.M. and recorded in Book 451, page 111.

By Brady Brown, Deputy.

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

230176-GB

QUIT CLAIM DEED

COMPARED

THIS INDENTURE, made this 3 day of May 1923, between J. L. Gregory, a single man, of the first part, and O.J. Ryan, of the second part

WITNESSETH, That the said party of the first part, in consideration of the sum of One & No/100 Dollars to him duly paid, the receipt whereof is hereby acknowledged, does hereby quit claim, grant bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all the right, title, interest and estate, both by law and equity, of, in, and to the following described real estate situate in the County of Tulsa, and State of Oklahoma, to-wit:

INTERNAL REVENUE

\$ 50

The South East quarter (SE $\frac{1}{4}$) Section (23) Twenty-three,

Cancelled.