

\* SECOND. That the first parties will pay all taxes and assessments, whether general or special, lawfully levied or assessed on said premises before the same become delinquent.

THIRD. That the said first parties will keep and maintain all improvements on the premises in good condition; commit or suffer no waste thereon, and not allow said premises to become in a dilapidated condition.

**COMPARED**

FOURTH. Upon any breach of the first, second or third special covenants of this mortgage hereinbefore enumerated as well as for the failure to pay any part of the indebtedness hereby secured, either principal or interest, at the time the same become due, the holder of this mortgage may declare the entire sum or sums secured hereby due and payable, without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction thereof.

FIFTH. In case of default in payment of any insurance premium, taxes or assessments, the holder of this mortgage may pay and discharge the same, and all such sums so paid shall be secured by the lien of this mortgage and draw, interest at the rate of ten per cent per annum provided that such payments by the mortgagee shall not operate as a waiver of the right to foreclose the mortgage under the provisions of the fourth special covenant hereinbefore set out.

SIXTH. Upon any default entitling the holder hereof to a foreclosure and if the indebtedness secured by this mortgage shall be collected by an attorney or through proceedings in any County, State or Federal Court, an additional sum of ten per cent of the amount due shall be recovered as attorney's fees and shall be included in any judgment or decree of foreclosure as a part of the indebtedness secured by this mortgage.

SEVENTH. Parties of the first part, for said consideration, do hereby expressly waive appraisalment of said real estate and all benefits of the homestead, exemption and stay laws in Oklahoma.

Dated this 11th day of December 1923.

Clarence V. Reser

Clementina Reser

STATE OF OKLAHOMA )  
TULSA COUNTY, ) ss.

Before me, the undersigned a Notary Public in and for said County and State, on this 11th day of December 1923, personally appeared Clarence V. Reser and Clementina Reser 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 official seal, the day and year above set forth.

My commission expires September 16th, 1924 (SEAL) Paul A. Wilson, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 13, 1923 at 4:15 o'clock P. M. in Book 482, page 36

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

246705 G.J.

TRUSTEE'S DEED

**COMPARED**

THIS INDENTURE, Made this 13th day of December A. D. 1923, between the TITLE GUARANTEE & TRUST COMPANY, a corporation, as Trustee, organized under the laws of the State of Oklahoma, party of the first part, and W. R. DEWITT party of the second part:

WITNESSETH, That in consideration of the sum of Twelve Hundred Fifty and no/100 DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part does by these presents grant, bargain sell, and convey unto said party of the second part, his heirs, executors, administrators or assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

INTERNAL 11.50  
Cancelled