

mortgage shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money or any part thereof, or any 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 appraisalment 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 hereunto set their hands the day and year first above written:

Vina M. Duck

William W. Duck

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 4th day of March, 1924, personally appeared Vina M. Duck and William W. Duck, 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.

My commission expires October 9th, 1926. (Seal) Elizabeth Hall

Filed for record in Tulsa, Tulsa County, Oklahoma, March 5, 1924, at 8:30 o'clock A.M. and recorded in Book 483, Page 356.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

252739 C.M.J.

SALE OF OIL AND GAS ROYALTY.

COMPAKED

KNOW ALL MEN BY THESE PRESENTS:

That Cyrus W. Brown and Emma Brown, husband and wife of Tulsa, Tulsa County, Oklahoma for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations Dollars, (\$1.00), receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell convey and set over unto L. D. Green, of Tulsa, Oklahoma, her heirs, successors and assigns all the following property, estate, right, title and interest thereon, to-wit:

An undivided One Fourth ($\frac{1}{4}$) interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following described tract of land (or any part thereof), situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

The North West Quarter (N.W. $\frac{1}{4}$) of the Northwest Quarter (N.W. $\frac{1}{4}$) of Section Twenty-one (21), Township Nineteen (19) North, Range Twelve (12) East of Indian Base Meridian, containing forty (40) acres more or less.

Also an undivided One Fourth ($\frac{1}{4}$) interest in all my right, title and estate, under and by virtue of an oil and gas mining lease, or other mineral lease, now or hereafter existing upon said premises, or any part thereof including all rents and royalties accrued, and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, sinking shafts, mining, digging, extracting, taking and carrying away all of the oil, gas, coal and other minerals in or under said lands, or that may be found therein or thereunder, and also the right to possession and use of so much of said premises at all times as may be necessary to the practical carrying out of the purposes and provisions of this grant.

TO HAVE AND TO HOLD, all the aforegranted estate, property and easement, together with