

Now if the said first parties shall pay or cause to be paid to said second party its heirs or assigns said sums of money as above described and set out, together with the interest thereon according to the terms and tenor of said notes and shall maintain and pay such taxes and assessments then these presents shall be wholly discharged and void, otherwise shall remain in full force and effect. If any and all taxes and assessments which are or may be levied and assessed lawfully against said premises, or any part thereof, are not paid before delinquent, then the mortgagee may pay such taxes and assessments and shall be allowed interest thereon at the rate of 7 per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sums of money or any part thereof is not paid when due, or if any taxes or assessments are not paid before delinquent, the holder of said notes and this mortgage may elect to declare the whole sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises,

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

IN WITNESS WHEREOF, SAID parties of the first part have hereunto set their hands on the day and year first above written.

M. J. McNulty Jr

D. I. McNulty

COMPARED

STATE OF OKLAHOMA, TULSA COUNTY, SS.

Before me C. W. Nesmith, a Notary Public in and for said County and State, on this 17th day of March 1924, personally appeared M. J. McNulty Jr., and D. I. McNulty to me known to be the identical persons who executed the above and foregoing instrument, and acknowledged to me that they have executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires Mar. 28 1927 (Seal) C. W. Nesmith, Notary Public

Filed for record on March 19 1924 at 10.20 o'clock A. M. in Tulsa, Tulsa County, Oklahoma in Book 485 page 158

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

253810 M H

SALE OF OIL AND GAS ROYALTY

COMPARED

KNOW ALL MEN BY THESE PRESENTS: That Pleasant Grayson, a single man of Muskogee County, Oklahoma, for and in consideration of the sum of One dollar and other valuable considerations Dollars, (\$1.00), receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell, convey and set over unto Jake Grayson of Tulsa County, Oklahoma his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided Fourth interest in all of the oil, gas, coal and other mineral now, or at any time hereafter, laying 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:

North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the North Half of the Southwest Quarter of Section 15, Township 17, Range 14 East, situated in the County of Tulsa, State of Oklahoma.

Also an undivided Fourth interest in all my right, title and estate under and by virtue of any 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: