

thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or 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 stated and also the benefit of stay, valuation or appraisement laws.

IN WITNESS WHEREOF, we have hereunto set our hands the day and year first above written.

T. R. Phillips

Ida Phillips

STATE OF OKLAHOMA,)
TULSA COUNTY,) ss.

Before me, the undersigned a Notary Public, in and for said County and State, on this 25 day of Febr., 1924, personally appeared T. R. Phillips and Ida Phillips 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 12/12/1925

(SEAL)

A. W. Lucos, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feby 27, 1924 at 9:30 o'clock A.M.
in Book 486, page 373

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

486

252092 C.J.

REAL ESTATE MORTGAGE

TREASURY'S ENDORSEMENT
I hereby certify that I received \$10 and issued
Receipt No. 13910 for payment of mortgage
tax on the within instrument.
Dated this 28 day of Feb., 1924
W. W. Seay, County Treasurer
Deputy

THIS INDENTURE, made this 26th day of Feb., in the year of our Lord, One Thousand Nine Hundred and Twenty four between B. F. McGuire and Emma McGuire his wife of the County of Tulsa, State of Oklahoma, parties of the first part, and W. H. Jones party of the second part:

WITNESSETH, That said parties of the first part, for and in consideration of the sum of \$50.00 Fifty DOLLARS in hand paid by said party of the second part, receipt whereof is hereby acknowledged, have sold, and by these presents do grant, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, forever, all of the following described real estate lying and situate in the County of Tulsa and State of Oklahoma, to-wit:

All of Lot Eleven (11) and Twelve (12) in Block Five (5) in the Town of Glenpool, Tulsa County, Oklahoma

Together with all improvements thereon:

TO HAVE AND TO HOLD THE SAME, with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs and assigns forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that they will WARRANT AND DEFEND the same in the quiet and peaceable possession of said party of the second part his heirs and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And these presents are upon the express conditions: That if the said parties of the first part, their heirs and assigns shall well and truly pay, or