

Should said mortgagors pay or cause to be paid mortgagee, its successors or assigns, said sums of money specified in the above described notes, together with any interest that may be due thereon, and should said mortgagors keep and perform, during the existence of this mortgage the covenants and agreements herein contained, then these presents shall be wholly discharged and void, otherwise the same shall remain in full force and effect.

But if default be made in the payment of any of said notes when due or in case of default in the performance of or refusal to observe any of the covenants, agreements or conditions herein contained, the entire principal sum hereby secured and all the interest that may be due thereon, may, at the option of the mortgagee and without notice, be declared due and payable at once, and this mortgage may thereupon be foreclosed to enforce the payment of such notes, including costs, charges and fees herein mentioned or contemplated and the mortgagee, upon the filing of a petition for the foreclosure of this mortgage, shall be entitled to the immediate possession of the above described premises.

Said mortgagors waive notice of election to declare the whole debt due as above provided, and also the benefit of stay, valuation and appraisal laws. All of the covenants, agreements and terms contained herein shall be binding on the mortgagors, their heirs, personal representatives and assigns, and shall be for the benefit of the mortgagee, its successors and assigns.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand the day and year first above written.

Oscar Flournoy

Witnesses:

Beulah Cooksey
Jeanne Reeves

STATE OF OKLAHOMA,)
) ss.
County of Tulsa.)

Before me, John M. Wilson, a Notary Public in and for said County and State, on this 4th day of February, 1925, personally appeared Oscar Flournoy, a widower to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal in said County and State, the day and year last above written.

My commission expires January 10, 1927. (Seal)

John M. Wilson, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, February 5, 1925, at 4:05 o'clock P.M. and recorded in Book 490, Page 586.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

278045 C.M.J.

RATIFICATION.

WHEREAS, on June 7, 1915 George Bullette and Bettie Bullette, husband and wife, did by warranty deed convey to T. Dickson and Patience A. Dickson, the following described premises situate in Tulsa County, State of Oklahoma, to-wit:

All that part of Lots 3 and 4, of Section 30, Township 20 North, Range 13 East of the Indian Base and Meridian, in Tulsa County, State of Oklahoma, according to the United States Survey thereof, more particularly described as beginning at a point 751.7 feet North of the Southwest corner of said Section 30, and thence due North along the West line of said section, a distance of 729.4 feet; thence East a distance of 1167 feet, thence South and parallel with the West line of said Section, a distance of 729.4 feet, thence West a distance of 1167 feet to the point of beginning, containing twenty acres, more or less.

AND WHEREAS, on March 23, 1917 said T. Dickson assumed to plat and dedicate said premises as T. Dickson Addition to the city of Tulsa;

AND WHEREAS, said Patience A. Dickson, did not join in said dedication of March 23, 1917, but did on May 5, 1923 file in the office of the County Clerk of Tulsa County, a similar plat and dedication to said Addition;