

or taxes or other assessments ; when and as the same shall become due, or if said first party shall fail to neglect to keep the buildings on said property insured as above provided, then the whole of the money hereby secured shall become due and payable immediately upon such default or failure, at the option of the holder of said note and without further notice.

And the said first party hereby promises and agrees to and with the said second part his heirs, administrators, executors and assigns, to pay said principal, interest, taxes and other assessments when and as the same shall become due, to maintain the insurance on the buildings as above provided, and to comply faithfully with all the terms and conditions of this mortgage, and that in case any of said taxes or other assessments shall become delinquent, or in case said first party shall fail to maintain the insurance on said buildings as above provided, the said second party, may pay said taxes and assessments and may effect such insurance, and add the amounts so paid, with interest thereon, to the indebtedness hereby secured and recover the same as a part thereof; and that, in case of foreclosure of this mortgage, a reasonable sum, to be fixed by the Court, shall be recovered by said second party as an attorney's fee, and shall be included in the decree foreclosing this mortgage.

Said first party hereby waives the benefit of stay, valuation, or appraisement laws.

In witness whereof, the said first party has hereunto set his hand this 21st day of June, 1924.

Andy Mumford,
Lyda Mumford.

State of Oklahoma)
County of Tulsa) SS Before me, ^{with-}undersigned, a Notary Public, in and for said County and State, on this 21st day of June, 1924, personally appeared Andy Mumford, and Lyda Mumford, his wife, to me known to be the ^{cal}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.

In witness whereof, I have hereunto set my hand and official seal the day and year last within written.

(SEAL) F. P. Sutherland, Notary Public.

My commission expires the 8th day of December, 1924.

Filed for record in Tulsa Co. Okla. on June 30, 1924, at 2:00 P.M. recorded in book 491, Page 6, Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

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SALE OF OIL AND GAS RYALTY.

Know all men by these presents, that O. C. Dean, of Tulsa, Okla, for and in consideration of the sum of one and no/100 dollars, (\$1.00) receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and does by these presents, grant, bargain, sell, convey and set over to said Irma Bartlett, her heirs successors and assigns, all of the following property, estate, right, title, and interest, to-wit:

An undivided one quarter 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): The east half of the southwest quarter of the southeast quarter and that west half of the southeast quarter of the southeast quarter of section 20, township 21, north, range 14 east, containing 40 acres more or less, situated in the