

party hereby waives.

It is further agreed that upon the breach of any promise, agreement covenant, condition or warranty herein, including the failure to pay any principal or interest secured hereby when due or any taxes or assessments herein mentioned when due, or to keep the premises unceasingly insured and to delivered policies of insurance as herein provided, or to comply with any requirements herein, the whole sum secured hereby shall at once, and without notice, at the option of the holder hereof become immediately due and payable, whether or not the holder shall have paid any such taxes or assessments or have procured any such insurance, and the holder hereof shall thereupon be entitled to foreclose this mortgage and to have the premises sold and the proceeds applied to the payment of the sum secured hereby, and immediately upon the filing of a petition for foreclosure the holder hereof shall be entitled to a receiver to the appointment of which the first party hereby consents, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for rentals or damages other than for rent actually received; the first party expressly waives appraisements of said real estate and all benefits of the stay valuation and appraisal laws of the State of Oklahoma.

E. A. Thoen

C. Thoen

State of Oklahoma)
County of Tulsa) SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 26th day of August 1924, personally appeared E. A. Thoen and C. Thoen, his wife, 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 notarial seal the day and year last above written.

My commission expires January 25, 1926 (Seal) Homer King, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, on August 27, 1924 at 10.20 o'clock A. M. in Book 493 page 85

Brady Brown, Deputy (Seal) O. G. Weaver, County Clerk

266126 M H ORDER CONFIRMING SALE OF REAL ESTATE
STATE OF OKLAHOMA.)
TULSA COUNTY.) IN THE COUNTY COURT.

IN THE MATTER OF THE ESTATE OF ADDIE M. BASSE, deceased.

Now, on this 27th day of August 1924, there coming on for hearing the return of sale made by O. White as the executor of the estate of Addie M. Basse deceased and said O. White, executor appearing (a) in person and by his attorneys, and no other person appearing and objecting to the return of sale of real estate and the Court having examined said return, and having heard and considered the evidence of witnesses offered in support of said return, and being fully advised in the premises, finds:

That in pursuance of said order of sale, said O. White, executor on the 9th day of August 1924, sold the portion of the real estate of said estate described as follows, to-wit:

Lots Thirty-one (31) and Thirty-two (32) in Block Five (5) of College View Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof; at private sale to Josephine P. Walters upon the following terms, to-wit:

For the sum of \$2000.00 payable as follows: Cash upon confirmation of sale, Out of which sums there is to be paid \$446.75 mortgage incumbrance and \$16.78 taxes; leaving a net