

WHEREAS, it is deemed, thought and claimed by the undersigned, R. Forest Long, individually, Mrs. Beulah B. Millard, Mrs. Mary Lou, Anderson and Miss Julia C. Long, that they have a remainder, or other, interest in the property held by the said R. Forest Long, Trustee, including that portion herein conveyed, and, being desirous of further securing the said J. W. Brown in the payment of said notes, they join herein.

THEREFORE THIS INSTRUMENT WITNESSETH THAT, for the consideration of \$1.00 cash in hand paid, receipt of which is hereby acknowledged, and for the purpose of securing and making certain the payment, principal and interest, of the notes above mentioned and described, we, R. Forest Long, Trustee, R. Forest Long, Individually and wife, Mattie B. Long, Beulah B. Millard and husband, W. J. Millard, Mary Lou, Anderson and husband J. Holmes Anderson, and Julia C. Long, a single woman, have bargained and sold, and do by these presents transfer and convey unto J. B. Bell, Trustee, for the use and benefit of the said J. W. Brown, the following described lot or parcel of land or real estate, situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

The North Fifty (50) feet of Lots Two (2) and three (3) in Block Sixty (60) in the City of Tulsa, Oklahoma, according to the Official Plat thereof.

TO HAVE AND TO HOLD the same unto the said J. B. Bell, Trustee and his successors in trust the said lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging.

We covenant that we are lawfully seized of said property, have a good right to convey it, that the same is unencumbered and that we will forever warrant and defend the title to said property to the said J. B. Bell or his successors in trust forever against the lawful claims of all persons whomsoever. But this conveyance is made in trust to secure said J. W. Brown in the payment, principal and interest, of the above described 5 promissory notes.

In the event that default shall be made in the payment of the above mentioned sum of Twenty Thousand Dollars (\$20,000.00) or any part thereof, as the same becomes due and payable, then the said J. B. Bell, Trustee, or his successors in trust, on being requested so to do by the said J. W. Brown, his executors, administrators or assigns, shall sell the property herein and hereby conveyed, and it is agreed by and between the parties hereto, that in case of a sale, the same shall be made after first advertising the time, place and terms thereof for Thirty (30) days in some newspaper published in said Tulsa County, Oklahoma, and on the following terms, to-wit: For cash sufficient and necessary to defray the expense of executing this Trust, and to discharge the amount then due and payable upon any of said notes; and if there be any residue, the same shall be made payable at such time and in such manner as the said J. B. Bell, Trustee, or his successors shall prescribe and direct.

We covenant and agree to pay all taxes, assessments, dues and charge upon said property herein conveyed, and hereby waive the benefit of all homestead exemptions as to the debts secured by this deed. We agree also to keep said premises insured against fire and tornado in the sum of \$20,000.00, payable to the parties as their respective interests may appear.

If no default shall be made in the payment of the above indebtedness, as aforesaid, and in the performance of these presents then upon complete payment thereof, and at the request of the said R. Forest Long, Trustee, or his successors, a good and sufficient deed of release shall be executed to him by the said J. B. Bell, Trustee, or his successors.

In Witness Whereof we have hereunto signed our names and set our hands on this the 30th day of September, 1924.

R. Forrest Long, Trustee for
E. B. Long.

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RECORDED BY
J. M. S.