

insurance premiums, taxes or assessments, after the same becomes due, or should said mortgagor commit waste on said described premises, then the said note and all the sums secured by this mortgage shall immediately become due and payable, at the option of the holder hereof, without notice or demand and the holder hereof may at once cause this mortgage to be foreclosed and shall be entitled to recover attorney's fees in the sum of ten per cent, of the amount hereby secured, in no event less than Fifty Dollars, the said sum to be adjudged a lien upon said lands and secured by this mortgage; and shall be entitled upon the breach of any of the conditions herein to the immediate possession of the said premises and to the rents and profits thereof, and, the said mortgagors hereby covenant and agree to give peaceable possession thereof as aforesaid and in case the mortgagee or the holder of this mortgage shall institute proceedings in court to foreclose this mortgage the parties hereto agree that a receiver may be appointed by the court to preserve the same and collect the rentals and profits therefrom without regard to the question of value.

It is agreed that this mortgage shall secure the payment of any sums which may be hereafter advanced or material hereafter furnished by the mortgagee for the purpose of building upon, improving or repairing the premises herein described.

The foregoing conditions being performed this conveyance to be void, otherwise in full force and effect.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.
STATE OF OKLAHOMA, }
COUNTY OF TULSA. } SS. C. L. Oliver, Grace M. Oliver.

Before me, a Notary Public, in and for said County and State, on this 11th day of October, 1924, personally appeared C. L. Oliver and Grace M. Oliver, husband and wife to me personally known to be the identical persons who executed the within an 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 signature and official seal, the day and year last above written.
(Seal) My commission expires June 6th, 1927. R. L. Kifer, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct. 15, 1924 at 4:20 P. M. o'clock recorded in Book 496, page 502.
By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

269474-CW. ORDER CONFIRMING SALE OF REAL ESTATE UNDER WILL.
IN THE COUNTY COURT OF TULSA COUNTY, OKLAHOMA,
BROKEN ARROW DIVISION.

In the Matter of the estate of }
H. Scheer, Deceased. } No 154.

The above matter coming on for hearing this the 10th day of October, 1924 upon the return of sale filed by F. S. Hurd, executor of the last will and testament of H. Scheer, deceased, under and by virtue of the will of said deceased, for an order confirming sale of real estate, therein described and designated, and ordered sold by the terms of said will, said real estate is described as follows to-wit: The West half of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter, less 20 acres square in form in the Southeast corner thereof, all in Section 14, Township 18 North, Range 15 East, containing 100 acres more or less, and it appearing to the court that said F. S. Hurd, executor of the last will and testament of said H. Scheer, deceased, did on the 30th day of September, 1924, sell to Chris C. McGilvray, the real estate hereinbefore described for the sum of \$60.00 per acre or the total sum of \$6000.00, and did on said day file his return of such sale asking a hearing thereon, and that on said day to-wit: September, 30th