

493

AND IT IS FURTHER AGREED that upon a breach of the warranty herein or upon a failure to pay when due any sum, interest or principal, secured hereby, or any tax or assessment herein mentioned, or to comply with any requirements herein or upon any waste upon said premises, or any removal or destruction of any building or other improvements thereon, without the consent of the said second party, ~~the whole sum secured hereby shall at once and without the consent of the said second party, the whole sum secured hereby shall at once and without notice~~ <sup>notice</sup> become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent per annum, and the said party of the second part or its assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby; and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises and to collect and apply the rents, less reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consent, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received; and the appraisement of said premises is hereby expressly waived or not at the option of the holder of this mortgage.

In construing this mortgage the words "first party" and "second party" wherever used shall be held to mean the persons named in the preamble as parties hereto.

Dated this 29th day of October, 1924.

Billy Oliver

Pearl Oliver

STATE OF OKLAHOMA, )  
TULSA COUNTY ) SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of October, 1924 personally appeared BILLY OLIVER AND PEARL OLIVER, 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 official seal the day and year last above written.

My commission expires January 2, 1927 (SEAL) Arden E. Ross, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 6, 1924 at 11:10 o'clock A. M. in Book 498, page 358

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

271362 C.J.

TRUSTEE'S WARRANTY DEED

INTERNAL REVENUE  
\$ 1.00

KNOW ALL MEN BY THESE PRESENTS:

That EXCHANGE TRUST COMPANY, a corporation having its place of business in Tulsa County, State of Oklahoma, party of the first part, as Trustee, in consideration of the sum of \$800.00 to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Tulsa Realty Investment Company of Tulsa, Oklahoma, as party of the second part (whether one or more), the following described real estate situated in Tulsa County, Oklahoma, to-wit:

Lot Eleven (11) Block Fourteen (14)  
in Summit Heights Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, together with all improvements thereon and appurtenances thereunto belonging or in anywise appertaining, except as hereinafter set forth.

Said Trustee on behalf of Tulsa Live Stock and Industrial Exposition, a corporation, of Tulsa, Oklahoma, the owner of the beneficial interest in said real estate at the time of the execution of this deed, as is shown in a certain Deed of Trust now of record in the office of the County Clerk, Ex-Officio Register of Deeds, of said County and State, dated