

DEED OF TRUST.

THIS DEED, Made and entered into this 25th day of March Nineteen Hundred and Nine, by and between George V. Tanner and Ada L. Tanner, his wife, of the County of Tulsa, State of Oklahoma, parties of the First part; C. W. Deming of the County of Tulsa, State of Oklahoma, party of the Second part, and Floyd W. Corlett, of the County of Tulsa, State of Oklahoma, party of the Third Part:

WITNESSETH: That the said parties of the first part, in consideration of the Debt and trust hereinafter mentioned and created, and the sum of one Dollar, to them paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm unto the said Party of the Second part, the following described Real Estate, situate/ lying and being in the City of Tulsa, County of Tulsa and State of Oklahoma, to-wit:

All of lot Number Two (2) Block number twenty (20), Gillette-Hall addition to the City of Tulsa.

TO HAVE AND TO HOLD THE SAME with the appurtenances, to the party of the Second part, and to his successor or successors in this Trust, and to him and his grantees and assigns forever. In Trust However, for the following purposes:

(indebtedness) WHEREAS George V & Ada L. Tanner, the said parties of the first part have this day made, executed and delivered to the said party of the Third Part Thirty One promissory notes of even date herewith, by which they promise to pay to the said Floyd W. Corlett, or order, for value received Ten Hundred and Eighty Five (\$1085.00) Dollars, said notes maturing monthly, first note of Thirty Five, maturing April 25th, 1909; and one each consecutive month thereafter until all are paid, notes to bear interest at eight per cent from maturity. It is especially agreed and understood that no foreclosure shall be made under this Trust Deed until three or more of the above notes are due and rental unpaid. Printed agreement in Deed to the Contrary notwithstanding.

(Purchase Money) AND WHEREAS, said Note are for purchase money of said premises; by conveyance of even date herewith, and part of the same transaction, and the vendor's lien therefor is expressly retained.

(Insurance.) AND WHEREAS, The first parties herein agree to pay the insurance premiums and keep said premises insured for \$750.00 Seven Hundred & Fifty Dollars, loss payable to Third Party or his assigns as interest may appear, and that any premium money advanced therefor shall create and indemnity lien on said premises bearing the same rate of interest.

NOW, THEREFORE, If the said parties of the First Part, or any one for them, shall well and truly pay off and discharge the debt and interest expressed in the said notes, and every part thereof, when the same become due and payable, according to the true tenor, date and effect of said Notes. then this deed shall be void, and the property hereinbefore conveyed shall be released at the cost of the said parties of the First Part; but should the said first parties fail or refuse to pay the said Note, or the said interest, or any part thereof, when the same or any part thereof shall become due and payable, according to the true tenor, date and effect of said notes, or allow any taxes to mature unpaid, or mechanic's lien to be filed on said premises, then all said notes shall become due for all purposes, and payable pro-rata, and this deed shall remain in force; and the said party of the second part, or in case of his absence, death, refusal to act or disability in anywise, the (then) acting Sheriff of Tulsa County, Oklahoma, at the request of the legal holder of the said Note, may proceed to sell the property hereinbefore described, or any part thereof, at public vendue to the highest bidder, at the Court House door in the City of Tulsa, Tulsa County, Oklahoma, for cash, first giving