

Said bond bearing interest at the rate of 6 per cent per annum from date said interest payments being payable semi annually and further evidenced and shown by coupons attached to said bond which coupons are due and payable on the 1 day of November and May of each year until the maturity of said bond.

~~Said note or~~ bond and interest coupons bearing 10 per cent interest per annum after due.

Said bond and interest coupons to be payable to the ~~order~~ of the said Colonial Trust Company at its office in the City of Tulsa, Oklahoma.

NOW, THEREFORE, the said parties of the first part in consideration of the premises and for the purposes aforesaid and in consideration of \$1.00 to them in hand paid, the receipt whereof is hereby acknowledged, the parties of the first part ~~it~~ hereby grants, bargains, sells, and conveys unto the said Colonial Trust Company, its successors and assigns, in trust forever, all of the following described lands and premises situate in the County of Tulsa, State of Oklahoma, and known and described as follows:

The westernly forty five feet of lot ~~three~~ block 107, in the city of Tulsa, , Tulsa County, Oklahoma, according to official plat thereof, Better described as follows: Commencing at the south west corner of lot 3 and running along alley line in a northerly direction one hundred feet, Thence at right angles 45 feet in an easterly direction, thence 100 feet in a southerly direction at right angles with the northerly line of lot 3 Thence in a westerly direction 45 feet, to the place of beginning, including all improvements thereon.

TO HAVE AND TO HOLD the same, together with all the tenements, hereditaments privileges and appurtenances thereunto belonging or in any ~~wise pertaining~~ and also all the estate, interest and claim and demand whatsoever in law and in equity which the said parties of the first part have in and to the premises hereby conveyed unto the said party of the second part, its successors and assigns in trust forever. In trust, however, as follows: That in case of default in the payment of said bond or any part thereof, or any one of said interest coupons, with interest thereon at the time and in the manner and at the place specified for the payment thereof, or in case of waste or non payment of taxes or neglect or refusal to insure the buildings, or renew the insurance as hereinafter stipulated or in case of a breach of any of the covenants or agreements herein contained, then and in such event the legal holder of said bond shall have the lawful right to ~~enter~~ <sup>enter</sup> upon, possess, hold and enjoy the above granted premises, and thenceforth the parties of the first part and all persons claiming by <sup>or</sup> through them and all persons then in possession of said lands or any part thereof shall be held and deemed to be tenants at will of the said Colonial Trust Company <sup>its</sup> and in such case it shall be lawful for the said Colonial Trust Company, its successors or assigns, to enter upon said lands without notice or demand and take possession of said premises and lease, rent and let the same upon such terms and rentals as it may see fit, and collect and receive the rentals and after deducting therefrom reasonable charges for its services or expenses, apply the balance of any indebtedness secured hereby or of taxes and assessments on said premises, or for insurance, restoration or repair of buildings thereon as may from time to time be necessary.

IT IS STIPULATED AND AGREED that the parties of the first part will cause the buildings now located upon said premises, or which may hereafter be built thereon, to be insured for the benefit of the party of the second part, in some safe and responsible insurance company for the insurable value thereof, as the party of the second part or its successors in trust may select, and keep the same so insured, and will deliver all policies