

of the first part, and the Colonial Trust Company, a corporation of the City of Tulsa, County of Tulsa, State of Oklahoma, party of the second part.

WITNESSETH, Whereas, the said C. Fred Yeager, and Kate Yeager, his wife, justly indebted unto said Colonial Trust Company, in the sum of Two Thousand (\$2000) dollars and as is evidenced by bonds of even date herewith, which bonds are of the following denominations and description.

Principal \$2000.00 Date June 1, 1910 Maturity June 1, 1911.

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 1st day of June and December of each year until the maturity of said bond.

Said 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 hereby grants, bargainse sell and conveys unto the said Colonial Trust Company, its successors and assigns, in trust forever, all of the following described land and premises situated in the County of Tulsa, State of Oklahoma, and known and described as follows:

Lots seven (7) in Block two (2) in Fred Yeager Addition to the City of Tulsa, Oklahoma, as surveyed by J. Gus Patton and recorded in Book two (2) page 638 in the records of the U.S. Clerk's office at Tulsa, I.T.

TO HAVE AND TO HOLD the same, together with all the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise appertaining 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 note of said bond or 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 herein after 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 upon, possess, hold and enjoy the above granted premises and thenceforth the party of the first part shall and all persons claiming by through or 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 its successors and assigns, 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.