

or against said property, and keep the same in good repair, as herein provided then this mortgage shall be void; otherwise to remain of full force and virtue in law. It is further agreed, that if default shall be made in the payment of said sums of money or any part thereof, as hereinbefore specified, or if the taxes rates, insurance, liens, charges, and dues assessed or charged on the above real estate shall remain unpaid for the space of six months after the same are due and payable, then the whole indebtedness, including the amount of all assessments, dues and fines on said stock, shall become due, and the said grantee or its successors may proceed by foreclosure or any other lawful mode, to make the amount of said note, together with all interest, costs, and the amount of all assessments, dues and fines on said stock, and all taxes rates, insurance, liens, charges and assessments accrued on said real estate, and of the aforesaid real estate and the said stock, and said grantee shall be entitled to the possession of said premises and of said property. But the Board of Directors of said Association may, at their option, pay or cause to be paid, the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises until the same be paid, and may be included in any judgment rendered in any proceeding to foreclose this mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments, or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said note and the whole of said sum shall immediately become due and payable.

Witness our hands this 30th day of June 1910.

R.W. Keefe

E. Blanche Keefe.

State of Oklahoma, Tulsa County SS.

Be it remembered, that on this 18th day of July, A.D. 1910, personally appeared before the undersigned, a notary public in and for said county R.W. Keefe and E. Blanche Keefe, his wife, who is personally known to me to be the identical persons whose names are subscribed to the foregoing deed as Grantors, and acknowledged the same to be their voluntary act and deed, and that they executed the same for the purposes therein mentioned.

Witness my hand and notarial seal the day and year last above written.

(seal)

James F. McCoy, Notary public.

My commission expires Nov. 21, 1911.

Filed for record at Tulsa, Okla Jul. 18, 1910 at 3:35 o'clock P.M.

H.C. Walkley, Register of Deeds (seal)

COMPARED

#### WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That Midland Townsite Company, a corporation of Muskogee, Oklahoma, party of the first part, for and in consideration of the sum of One Hundred and Eighty Five (185) dollars in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Francis J. Price of Bixby, Oklahoma party of the second part, the following described real estate and premises, situate in the Midland Addition to the Town of Bixby, Tulsa County, State of Oklahoma, to-wit:

Lots One (1) Two (2) Three (3) Four (4) Five (5) in Block Twenty three (23) together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same/