

insurance is not effected and maintained, or if any and all taxes and assessments which are or may be levied and assessed lawfully against said premises or any part thereof are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of 10 per cent per annum until paid, and this mortgage shall stand as security for all such payments; and if said sum or sums of money or any part thereof is not paid when due or if such insurance is not effected and maintained, or any taxes or assessments are not paid before delinquent, the holder of said notes and this mortgage may elect to declare the whole sum or sums, and interest thereon due and payable at once and proceed to collect said debt, including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first party waives notice of election to declare the whole debt due as above stated and also the benefit of stay, valuation or appraisal laws.

In witness whereof, the said party of the first part has hereunto set his hand the day and year first above written.

M.A. Button M.D.

State of Oklahoma, Oklahoma County SS.

Before me A.J. Taft, a Notary Public in and for said county and State on this 21st day of July 1910 personally appeared M.A. Button, M.D. to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that--- executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

(seal)

A.J. Taft, Notary Public.

My commission expires Nov. 1st, 1913.

Filed for record at Tulsa, Okla Jul. 23, 1910 at 10:30 O'clock A.M.

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

COMPARED

GUARDIAN'S DEED.

THIS INDENTURE, Made the 18th day of July Nineteen hundred and ten at Tahlequah, State of Oklahoma, by and between Eugene C. Smith the duly appointed, qualified and acting Guardian of John Smith, a minor, party of the first part, and C.W. Mandler the party of the second part,

WITNESSETH, that whereas, on the 19th day of April 1910, the County Court within and for the County of Cherokee State of Oklahoma, made and order of Sale, authorizing the said party of the first part to sell certain real estate of the said John Smith, a minor situated in the County of Tulsa, State of Oklahoma, described in said order of sale.

And whereas, under and by virtue of said order of Sale, and pursuant to legal notices given thereof, the said party of the first part, on the 27th day of June A.D. nineteen hundred and ten sold the hereinafter described real estate specified and described in said order of Sale, subject to confirmation by said Court, for the sum of Four hundred and 00 Dollars, to C.W. Mandler, he being the highest and best bidder, and that being the highest and best sum bid.

And whereas, the said county Court upon the due and legal return of all the proceedings under the said Order of Sale, made by the said party of the first part on the 27th day of June A.D. 1910 did on the 7th day of July 1910, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part;