

COMPARED

## TRUST DEED.

THIS DEED, Made and entered into this 11th day of August Nineteen Hundred and Ten by and between H.L. Gray and Lena A. Gray, husband and wife, of the County of Randolph, State of Missouri, parties of the first part, and Willard P. Cave of the County of Randolph, State of Missouri, party of the second part, and M. Leona Wood of the County of Randolph, State of Missouri, 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, and receipt of which is hereby acknowledged do by these presents Grant, Re gain, and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate, situate, lying and being in the County of Tulsa and State of Oklahoma, to-wit: All of Lot Number Eighteen (18) in Block Forty nine (49) of West Tulsa Addition to the Town of West Tulsa a subdivision of the east half of the North west Quarter of Section 14, Township 19 north range 12.

TO HAVE AND TO HOLD THE SAME, with the appurtenances to the party of the second part, and to his successors or successors in this Trust, and to him and his grantees and assigns, forever. In Trust, However, for the following purposes: WHEREAS H.L. Gray and Lena A. Gray, the said parties of the first part, have this day made, executed and delivered to the said party of the third part their promissory Note of even date herewith, by which they promise to pay to the said M. Leona Wood or ~~her~~ for value received six Hundred dollars, due and payable as follows: A payment of \$150.00 or any multiple thereof being due and payable each six months after date until note is fully paid: said note bearing interest from date at the rate of six per cent per annum interest due and payable semi annually and if not paid annually to compound 30 days of grace allowed on account of sickness. The note herein described is the same note described in a deed of trust executed by the parties on this date?

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 note and every part thereof, when the same become due and payable, according to the true tenor, date and effect of said note 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 debt, 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 to said note, then the whole shall become due and payable, 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 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 twenty days public notice of the time, terms and place of sale, and of the property to be sold, by advertisement in some newspaper printed and published in the City of Tulsa, and upon such sale shall execute and deliver a Deed in fee simple of the property sold to the purchaser or purchasers thereof, and receive the proceeds of said sale, and any statement of facts or recital by the said Trustee in relation to the non-payment of the money secured to be paid, the advertisement, sale, receipt of the money, and the execution of the Deed to the purchaser, shall be received as prima facie evidence of such fact; and such Trustee shall out of the proceeds of said sale, pay, first, the cost and expenses of executing this Trust, including legal compensation to the Trustee, for