

The News-Dispatch Print & Audit Co., Shawnee, Okla.

THIS INDENTURE, Made this 19th day of June A. D., 1922, between
Theodore Cox and Bessie W. Cox his wife,
of Tulsa County, in the State of Oklahoma, party of the first part, and
W. C. Upchurch party of the second part.

WITNESSETH: That in consideration of the sum of One and no/100 Dollars and other valuable
considerations ~~DOLLARS~~
the receipt whereof is hereby acknowledged, said part ies of the first part, do by these presents, grant, bargain, sell and convey unto said part y
of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma,
to-wit:

Lot One (1) in Block Four (4) in Boswell's Addition to the city of Tulsa, Oklahoma
according to the recorded plat thereof. Party of the second part as a further con-
sideration and condition of this deed assents and agrees by acceptance thereof, as follows, that
the lot or lots hereby conveyed shall not within a period of five years from this date, be used
for any other than residence purposes that no residence that shall cost less than \$3500.00
shall be built on the lot or lots hereby conveyed, that no part of the lot or lots hereby
conveyed shall ever be sold or rented or occupied by any person of African descent; provided
however, that the building of a servants house to be used only by servants of the owner or
lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the con-
ditions hereof. Any violation of the foregoing condition, and restriction by the party of the
second part, his heirs and assigns shall work a forfeiture to all title in and to said lots,
and that the above conditions and restrictions shall extend to and are hereby made
obligatory upon party of the second part, his heirs and assigns forever.

INTERNAL REVENUE

\$ 15.00

Cancelled

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining, forever.

And said Theodore Cox and Bessie W. Cox his wife for themselves their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y of the second part, that at the delivery of
these presents that they are lawfully seized in their
own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the
appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments,
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT
unmatured special and general taxes of every nature whatsoever.

and that they will warrant and forever defend the same unto the said part y of the second part, his heirs and assigns, against
said part y of the first part, their heirs and assigns; and all and every person or persons whomsoever, lawfully claiming or to claim the
same.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hands the day and year first above written.

Theodore CoxBessie W. Cox

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Josephine Ball, a Notary Public in and for said County and State on this 19th
day of June, 1922, personally appeared

Theodore Cox and Bessie W. Cox his wife
to me known to be the identical person s who executed the within and foregoing instrument, and acknowledged to me that they executed
the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires Aug 28, 1922 (SEAL) Josephine Ball Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 21st day of June, 1922, at 4:40 o'clock P. M.

Book 400, Page 579

Chas. Haley Deputy. (SEAL) O. D. Lawson County Clerk.