

ness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consents, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received, the mortgagors hereby waiving any and all damage arising by reason of the taking possession of said premises as aforesaid, and for any and all other damage or liabilities that may occur to said property when in the possession of said mortgagee, and all the covenants and agreements herein contained shall run with the land herein conveyed.

This mortgage and the note and contract secured thereby shall in all respects be governed and construed by the laws of Oklahoma.

B. H. Mathewson.
Mary L. Mathewson.

State of Oklahoma)
) SS
County of Tulsa)

Before me, Richard Perry, a Notary Public in and for said county and State on this 16th day of October, A.D. 1922, personally appeared B. H. Mathewson, and Mary L. Mathewson to me known to be the identical persons 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 official seal the day and year above set forth.

My commission expires January 26, 1926. (SEAL) Richard Perry, Notary Public.

Filed for record in Tulsa County, Okla. on Oct. 16, 1922, at 11:50 A.M. and duly recorded in book 428 - page 471, By F. Delman, Deputy. (SEAL) O.D. Lawson, County Clerk.

211506 - BH

COMPARED

WARRANTY DEED.

INTERNAL REVENUE

\$ 3.00

Canceled

This indenture, made this 13th day of October, A.D. 1922 between Lionel E. Z. Aaronson, and Cynthia T. Aaronson, his wife, of Tulsa, County, in the State of Oklahoma, of the first part, and Harry C. Fair, party of the second part.

WITNESSETH: That the said Parties of the first part in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, receipt whereof is hereby acknowledged, and further in consideration of the following covenants, which are a condition of this deed, and to which party of the second part, his heirs, executors or administrators by accepting the deed, consent and agree to keep inviolate, to-wit:

That the premises described herein shall not be used for other than residence purposes for a period of ten years from date, and no Duplex House, flat or apartment shall be erected thereon during said period, that only one residence (except necessary outbuildings and servants quarters) shall be erected on said premises; that no residence shall be erected on said premises to cost less than \$10,000.00; that the residence to be erected on said premises shall be two stories, and front the street on which the lot fronts and no building or part thereof, including porches, shall be erected on said premises within thirty feet of the property line adjoining any street on which said property fronts, and no outbuilding shall be erected on said premises within seventy feet from the front of the lot, or within fifty feet of any side street; that said premises shall never be conveyed to or occupied by persons of African descent known as negroes (provided, however that this shall not prevent negroes from occupying servants' quarters on said premises,) that no permanent