

State of Oklahoma)
County of Tulsa) SS

Before me, a notary public in and for said county and State, on this, 12th day of October, 1922, personally appeared E. L. Wilmott, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires Mar. 23, 1924.

(SEAL) V. Cumby, Notary Public.

Filed for record in Tulsa County, Okla. on Oct 31, 1922, at 4:40 P.M. and duly recorded in book 431, page 22, by F. Delman, Deputy. (SEAL) O.D. Lawson, County Clerk.

212687 - BH

COMPARED

REAL ESTATE MORTGAGE.

Know all men by these presents that on this 25th day of October, 1922, Nelle G. Kuhns and J. W. Kuhns, her husband of Tulsa County, State of Oklahoma, parties of the first part, in consideration of the sum of Thirty five hundred dollars to them in hand paid by Charles E. Dent, party of the second part, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Charles E. Dent, his heirs, executors, administrators and assigns, the following premises situate in the County of Tulsa, in the State of Oklahoma, with all the improvements thereon and appurtenances thereunto belonging, together with the rents, issues, and profits thereof, and more particularly bounded and described as follows, to-wit:

South forty (40) ft. of Lot eight (8) in Block one (1) in Maywood addition to the City of Tulsa, Oklahoma,

according to the official plat thereof, and warrant the title TO HAVE AND TO HOLD THE above granted premises, with appurtenances, rights and privileges, unto the said Charles E. Dent, his heirs, executors, administrators and assigns, forever.

PROVIDED ALWAYS, this conveyance is made upon the following conditions and covenants, to-wit:

First: Said first party hereby covenants and agrees, that he is lawfully seized in fee of the premises hereby conveyed, and that he has good right to sell and convey the same as aforesaid; that the said premises are free and clear of all encumbrances; that he will forever warrant and defend the title to the said premises against all lawful claims and demands.

Second: That he will pay to said second party, or order thirty five hundred dollars with interest thereon from Oct. 25, 1922, until paid, at the rate of eight per cent per annum, payable semi-annually on the 25th day of April and October in each year, in accordance with one certain promissory note of the said first party, due Oct. 25, 1925, with interest coupons attached of even date herewith,

Third: That during the continuance in force of this instrument, the said first party will pay all taxes, charges, assessments, rights or impositions, general or special whether municipal, county, state or federal, that may be levied upon said real estate, when the same shall become due, by law, due and payable, and that first party will exhibit once a year, on demand, receipt of the proper persons, to said party of the second part, his heirs, executors, administrators or assigns showing payment thereof, until the indebtedness hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanic's liens and all other liens,

I hereby certify that I received \$ 210 and issued receipt No. 3830 therefor in payment of mortgage tax on the 31 day of Oct. 1922
WAYNE L. DICKEY, County Treasurer
Deputy