

#223919 NS

This Indenture, Made this 5th day of March, A. D., 1923, between  
 Eli E. Dix and Eula L. Dix, husband and wife,  
 of Tulsa, Tulsa County, in the State of Oklahoma, ~~part~~ of the first part and  
 Charles W. Bliss, ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar and valuable considerations,  
 (\$1.00) DOLLARS,  
 the receipt whereof is hereby acknowledged, said part of the first part do hereby these presents grant, bargain, sell and convey unto said part of  
 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:

All of Lots numbered Eighty-eight (88) and Eighty-nine (89)  
 in Block Ten (10), South Side Addition to the City of Tulsa,  
 Tulsa County, Oklahoma, according to recorded plat thereof.

This deed is given subject to a mortgage on the above described land dated December 1st, 1921, and recorded in Book \_\_\_\_\_, page \_\_\_\_\_, in the office of the County Clerk of Tulsa County, Oklahoma, and in favor of the International Life Insurance Company, a Corporation, of St. Louis, Mo., for the sum of \$13,000.00 Thirteen Thousand and no/100 Dollars, as evidenced by four (4) promissory notes as follows; \$2,000.00 due December 1, 1923; \$2,000.00 due December 1st, 1924; \$2,000.00 due December 1, 1925; and \$7,000.00 due December 1, 1926, and bearing interest at the rate of Eight (8) per cent, payable semi-annually on the First day of December and June, respectively, and all paving tax and sewer tax due and payable from and after March 5th, 1923.

All of the above indebtedness the said Charles W. Bliss assumes and agrees to (pay.  
 To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.  
 And said Parties of the first part, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

Mortgage in the sum of \$13,000.00; and interest from and after this date; and all sewer and paving taxes due and payable from and after this date.

and that they will warrant and forever defend the same unto the said part of the second part his heirs and assigns against said part 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 parties of the first part ha hereunto set their hand s the day and year first above written.

Eli E. Dix,  
 Eula L. Dix.

STATE OF OKLAHOMA, Tulsa, County, ss.  
 Before me, the undersigned, a Notary Public, in and for said County and State on this 5th day of March, 1923, personally appeared Eli E. Dix and Eula L. Dix, husband and wife, and 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.  
 In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.  
 My commission expires Sept. 18, 1924. (SEAL) R. J. Wooten, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
 Filed for record this 8 day of March, 1923, at 4:50 o'clock P. M.  
 Book No. 437, Page No. 241 (SEAL) O. G. Weaver, County Clerk.  
 Brady Brown, Deputy.