

heirs and assigns, and that the first party will warrant and forever defend the title to said property unto the said party of the second part, his heirs and assigns.

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace, as filed for record aforesaid, and now appearing of record in book _____ of plats at page _____ of the records in the office of the County of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made a part hereof as fully as if the same were herein set out in full.

All conditions and restrictions are hereby made obligatory and binding upon the party of the second part, his heirs and assigns and shall be restrictions running with the land, and for violation of any one or more of said restrictions or limitations, the second party/^{herein} his heirs or assigns, shall be liable to the party of the first part herein and to any and all other persons suffering loss or damage by reason of such violation; and the right is hereby reserved by First Party, and by ^{the} acceptance hereof, the second party hereby consents thereto; to restrain the party of the second partm his heirs or assigns, by due legal process, the performance by Second party, his heirs or assigns, or by his agents, of any act, or omission to act, which shall constitute a violation or breach of any such limitations or restrictions.

In witness whereof, the party of the first part has hereunto caused its corporate name to be subscribed by its President, or Vice President, with attestation by its Secretary, and its corporate seal to be hereunto affixed on the day above mentioned,

(Corp. Seal) Sunset Gardens Company,

By A. E. Duran, Vice-President.

Attest: T. W. McKenzie, Secretary.

State of Oklahoma)
County of Tulsa) SS

On this 12th day of March, 1924, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared A. E. Duran, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

(SEAL) Lois Greene, Notary Public.

My commission expires April 3, 1927.

Filed for record in Tulsa County, Okla. on March 14, 1924, at 3:40 P.M. recorded in book 448, page 287, Brady Brown, Deputy.

(SEAL) O.G. Weaver County Clerk.

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MORTGAGE OF REAL ESTATE.

This indenture, made this 13th day of March, A.D. 1924, between J. H. Craig and Ethel Craig, his wife, of Tulsa County, in the State of Oklahoma, parties of the first part, and Elva F. Bowline and Wallace Bowline, her husband, of Osage County, in the State of Oklahoma, parties of the second part,

Witnesseth, that said parties of the first part in consideration of the sum of ten thousand and no/100 dollars, the receipt whereof is hereby acknowledged, & by these presents, grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all the following described real estate, situated in the County of