

came Thomas Baird, Geo. T. Bacastow, and W. B. Conrod, Trustees for the former stock holders of the Baird Investment Company, now dissolved, who are persons known to me to be such Trustees and who are personally known to me to be the same persons, as such Trustees, the within instrument of writing, and such persons duly acknowledged the execution of the same to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal ~~th~~ day and year last above written. Mary V. Sloan, Notary Public. (seal)

My commission expires January 9, 1924, Filed for record Tulsa, Co. May 15, 1924, 1:30 P.M. in book 449, page 221. Brady Brown, Deputy,
(SEAL) O.G. Weaver, County Clerk.

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REAL ESTATE MORTGAGE.

Know all men by these presents, that on this 5th day of May, 1924, Arthur Baker, and Katherine Baker, his wife, of Tulsa County, State of Oklahoma, parties of the first part, in consideration of the sum of two thousand and no/100 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 with 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:

Lot ten (10) in block ten (10) in Broadmoor addition to the City of Tulsa, Oklahoma,

This mortgage is subject to a certain first mortgage in the sum of \$5000.00, dated November 22, 1923, due in three years, payable to the Exchange Trust Co. of Tulsa, Okla.

according to the official plat thereof, and warrant the title to the same.

To have and to hold the above granted premises, with appurtenances, rights and privileges, unto the said Charles E. Dent, his heirs, 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 incumbrances, 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, two thousand dollars, with interest thereon from May 5th, 1924, until paid, at the rate of eight per cent per annum, payable semi-annually on the 5th day of November and May in each year, in accordance with one certain promissory note of the said first party, due May 5th, 1926, with interest the 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 by law, due and payable, and that first party will exhibit, once a year, on demand, receipts 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