

exclusive of other subsidiary buildings and improvements; that the main portion of the residence or residences built thereon, except open porches, shall not be built or extend ^{thereon} within 20 feet from ^{the front} ~~either side~~ property line; ^{not within 10 feet either side property line} that no cesspool or leaching tank or privy shall be built thereon, and that no drain from septic tank shall be constructed within 20 feet from the front property line nor within 10 feet from either side or ~~back~~ property line, and that all such septic tanks shall be constructed in a scientific manner, in compliance with all county and city health laws, nor shall any buildings or other structures erected thereon be used for business purposes for ten years from this date; and further that no part of said tract or lot hereby conveyed, shall ever be sold to any person of African descent, commonly known as Negroes. That any violation of the foregoing conditions and restrictions by the grantees, their heirs and assigns shall work a forfeiture of all title in and to said lands and are hereby made obligatory upon the grantees, their heirs or assigns, forever, together with all and singular the hereditaments and appurtenances hereunto belonging.

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 Ralsa E. Morley and Augusta M. Morley, husband and wife, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents 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, judgements, taxes, assessments and encumbrances, of whatsoever nature and kind, except, - subject to a vendors lien of one thousand seven hundred seventy five dollars (\$1,775.00) as shown by mortgage of this date between parties, and that they will warrant and forever defend the same unto said party of the second part, her heirs and assigns, against said parties 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 have hereunto set their hands the day and year first above written.

Ralsa F. Morley,
Augusta M. Morley.

State of Oklahoma)
County of Tulsa)) SS Before me, the undersigned, a Notary Public, in and for said County and State on this 5th day of June, 1924, personally appeared Ralsa F. Morley, and Augusta M. Morley, husband and wife, 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.

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

(SEAL) Mary Jane Zufall, Notary Public.

My commission expires Oct. 27, 1927.

Filed for record in Tulsa County, Okla. on June 6, 1924, at 11:40 A.M. recorded in book 449, page 454, Brady Brown, Notary Public.

(SEAL) O.G. Weaver County Clerk.

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