

and seven (7) of Terrace Drive Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, **COMPARED**

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Terrace Drive Company, a corporation its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that it is lawfully seized in its 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, assessments and incumbrances, of whatsoever nature and kind. EXCEPT general and special taxes for the year 1919 and subsequent years, and it is further agreed between the parties hereto that this lot is sold for residence purposes only, and no dwelling shall be erected thereon to cost less than three thousand (3000.00) dollars, when completed no part of which shall be nearer the front lot line than twenty feet (20') and that said Corporation will WARRANT and FOREVER DEFEND the same unto said party of the second part their heirs, executors or administrators, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its president, and the corporate seal to be affixed, attested by its secretary at Tulsa, Oklahoma, the year and day first above written.

ATTEST:

By J. O. Osborn Secretary (CORPORATE SEAL)
Secretary or Officer required by Company's By-laws)

TERRACE DRIVE COMPANY

By J.M. Gillette
President

STATE OF OKLAHOMA, Tulsa County, SS.

Before me, the undersigned a Notary Public in and for said County and State, on this 6th day of June 1923, personally appeared J. M. Gillette to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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.

Witness my hand and official seal the day and year above written.

My commission expires 4/13/24 (SEAL) Beatrice Hoff, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, June 25, 1923 at 9:00 o'clock A.M. in Book 451, page 556

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

234085 C. J.

TREASURER'S ENDORSEMENT

I hereby certify that I received \$3,271 and issued Receipt No. 10257 in payment of mortgage tax on the within mortgage.

Dated this 25th day of June 1923

WAYNE L. BERRY, County Treasurer

W. L. Berry
Treasurer

OKLAHOMA REAL ESTATE MORTGAGE

THIS INDENTURE, Made this 1st day of June in the year One Thousand Nine Hundred and Twenty-three, by and between George F. Martin and Inez R. Martin, his wife of Tulsa County, Oklahoma, hereinafter mentioned as first party (whether one or more than one), and Leonard & Branniff, a corporation, hereinafter mentioned as second party.

WITNESSETH, the first party has mortgaged and does hereby mortgage to the second party its successors and assigns, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit: