

the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents grant, bargain, sell, and convey unto said party of the second part, his heirs executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

COMPARED

Lot six (6) block one (1) a subdivision of
a part of block five (5) of Terrace Drive
addition to the City of Tulsa, County of Tulsa,
State of Oklahoma, according to the recorded
Tulsa
plat thereof.

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 absolutely 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 incumbrances, of whatsoever nature and kind. Except general and special taxes for the year 1921, 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 forty five hundred (\$4500.00) when completed, no part of which shall be nearer the front lot line than thirty feet/and that said Corporation will warrant and forever defend the same unto said party of the second part his 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 day and year first above written.

(Corp. Seal) Terrace Drive Company,

By J. M. Gillette, President.

Attest: By J. O. Osborn, Secretary.

State of Oklahoma)

Tulsa County) Before me, the undersigned, a Notary Public, in and for said County and State, on this 1st day of April, 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.

(SEAL) Beatrice Hoff, Notary Public.

My commission expires 4/13/24.

Filed for record in Tulsa County, Okla. on June 2, 1923, at 1:00 P.M. and duly recorded in book 455, page 225, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

232270 - BH

REAL ESTATE MORTGAGE.

Know all men by these presents: That Rina Byrd and C. W. Byrd, her husband,

----- TREASURER'S ENDORSEMENT -----
I hereby certify that I received \$1.50 and issued Receipt No. 232270, therefor in payment of mortgage tax on the within mortgage.

Dated this 3 day of June, 1923.

W. A. Byrd, Treasurer

Deputy