

Before me, Maie P. Baker, a Notary Public, in and for said County and State, on this 19th day of June 1923, personally appeared David A. Jepson and Marcelle H. Jepson, his 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.

Witness my hand and official seal the day and year last above set forth.

My commission expires Sept. 23, 1923 (SEAL) Maie P. Baker - Notary Public
 Filed for record at Tulsa, Tulsa County, Oklahoma, June 19, 1923 at 4:00 o'clock P.M. and
 recorded in Book 457 Page 344
 By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

233685-ACM COMPANY REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESMTS, That on this 14th day of June, 1923, David A. Jepson and Marcelle H. Jepson, his wife of Tulsa County, State of Oklahoma, parties of the first part, in consideration of the sum of Fifteen Hundred 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, 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:

The West Fifty (50) feet of Lot Nine (9) Block Three (3) in
 Highlands First Addition to the City of Tulsa, Tulsa County, Oklahoma.

This mortgage is inferior and subject to a certain mortgage of
 \$2000.00, dated June 4, 1923, payable to Charles E. DENT.

according to the official plat thereof.

TO HAVE AND TO HOLD The above granted premises, with appurtenances, rights and privileges, unto the said CHARLES E. DENT, his heirs, executors, 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, Fifteen Hundred DOLLARS, with interest thereon from July 1st, 1923 until paid, at the rate of ten per cent per annum payable monthly in accordance with one certain promissory note of the said first party due \$40.00 on August 1st, 1923 and \$40.00 on the 1st of each and every month thereafter until the amount is paid.

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 to constantly keep the said premises free from mechanic's liens and all other liens, and to preserve and protect the security

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TREASURER'S UNCLERK
 I hereby certify that I received \$2.25
 Receipt No. 10037 therefor in payment of
 tax on the within mortgage.
 Dated this 19th day of June, 1923
 WAYNE L. DICKER, County Treasurer