

457

first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free and discharged of and from all former and other grants, charges, taxes, judgments, and other liens or encumbrances of what soever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns, forever warrant and defend the Title to said land against all claims of every nature. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than twenty five hundred & NO/100 Dollars (\$2500.00), and that said lot shall never be sold to persons of African descent.

IN WITNESS WHEREOF, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

ATTEST:

(CORP)
(SEAL)

TITLE GUARANTEE & TRUST COMPANY

V. H. Day-Secretary

BY, J. M. Winters-Vice President

State of Oklahoma
SS
Tulsa County

COMPARED

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of May 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice 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 said corporation for the uses and purposes therein set forth, and in capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year last above ~~written~~ *mentioned*

My commission expires October 11th 1925 (SEAL) F. B. Jordan-Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma, June 28, 1923 at 4:20 o'clock P.M. and recorded in Book 457 Page 496

By Brady Brown - Deputy

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

234509-ACM

COMMENCED

MORTGAGE OF REAL ESTATE

TREASURER'S ENDORSEMENT

KNOW ALL MEN BY THESE PRESENTS, That Horace Anderson, and Cecile Anderson, husband and wife of the County of Tulsa, State of Oklahoma, for and in consideration of the sum of Three Thousand and no/100 DOLLARS in hand paid by the FIDELITY BUILDING AND LOAN ASSOCIATION of Shawnee, Oklahoma, incorporated, under the laws of the State of Oklahoma, and having its principal office or place of business at Shawnee, in the State of Oklahoma, do--hereby sell and convey unto the said FIDELITY BUILDING AND LOAN ASSOCIATION, its successors and assigns, the following described real estate, situated in the County of Tulsa, and the State of Oklahoma, to-wit:

Lot Seven (7) in Block One (1), Ridgedale Terrace Second Addition to the City of Tulsa, Oklahoma.

TO HAVE AND TO HOLD the above granted premises, with all the improvements and appurtenances thereunto belonging, unto the said grantee, its successors and assigns forever; And the said grantors, for themselves and their heirs, executors, administrators and assigns, covenants with the said grantee, its successors and assigns, that the said premises are free from

I hereby certify that I received \$228 and issued Receipt No. 10340 therefor in payment of mortgage tax on the within mortgage.
Dated this 29 day of June 1923
WAYNE L. LICKY, County Treasurer

WLB

Deputy