

Lot fourteen (14) Block four (4) of the 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 plat thereof.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or 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 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 incumbrances of whatsoever nature and kind. Except general and special taxes for the year 1922, 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 twelve thousand five hundred dollars (12500.00) no part of which shall be nearer the front lot line than seventy feet (70') 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.

(Corp. Seal) Terrace Drive Company,

By J. M. Gillette, President.

Attest: By J. O. Osborn, Secretary.

State of Oklahoma)

Tulsa County)

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Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of July, 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) C. G. Gray, Notary Public.

My commission expires Oct. 28, 1923.

Filed for record in Tulsa County, Okla. on July 30, 1923, at 3:40 P.M. and duly recorded in book 467, page 63, By Brady Brown, Deputy.

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

236917 - BH COMPARED

MORTGAGE.

For the consideration of four hundred dollars, Ross Simpson and Mary E. Simpson, husband and wife, of Tulsa County, State of Oklahoma, first parties do hereby mortgage and convey to Gum Brothers Company, a corporation, of Oklahoma City, Oklahoma, second party its successors and assigns, the following real estate, situated in Tulsa County, State of Oklahoma, described as follows, to-wit: