

of the first part, in consideration of the sum of One Thousand Dollars and no/100 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 South Ninety (90) Feet of Lot Nine (9) in
Block Six (6) in Factory Addition to the City of
Tulsa, Oklahoma., according to the official plat
thereof, and warrant the title to the same.

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, One Thousand and no/100 Dollars with interest thereon from November 16, 1923 until paid, at the rate of ten per cent per annum, payable semi annually on the 16th. day of May and November, in each year in accordance with one certain promissory note of the said first party due November 16, 1925, with interest coupons attached of even date herewith.

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, receipt 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 hereunder against any adverse, superior or intervening claim or interest.

Fourth: That said first party will keep all buildings, fences, sidewalks and other improvements on said real estate, in as good repair and condition as the same are in at this date, and permit no waste, that he will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or unfit said premises for general business or residence purposes; that he will permit no unnecessary accumulation of combustible material upon said premises; that he will constantly keep in proper order all pipes, connections, fixtures, and attachments of every kind relating to the plumbing for the use of natural or manufactured gas or both water supply and sewerage, furnace, steam pipes, and boilers so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insulated; the party of the second part reserving for himself and his representatives, the right to enter upon and inspect the premises at any