

which is hereby acknowledged, do hereby grant, bargain, sell and convey unto J.E. Bumpus, of Tulsa County, State of Oklahoma, party of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit: lot two (2) Block six (6) in Peoria Gardens addition to the City of Tulsa, Tulsa County, Oklahoma, according to the official plat thereof, duly recorded in the office of the County Clerk of Tulsa County, Oklahoma. Subject, however, to the following conditions, to be in force and effect for a period of 10 years from the date of the execution of this instrument; that the said premises shall not, nor shall any part thereof be used to erect or maintain thereon any factory or business building. Any house constructed conforming to restrictions must be equipped with septic tank, until sewerage is possible; that no residence that shall cost less than \$5000.00 including subsidiary buildings and improvements, shall be built on said premises hereby conveyed; that no building, or any part thereof except steps or entrance approach without roof, shall be built or extend within 35 feet of the the front line and no garage, servant's quarters or other subsidiary buildings shall extend within 90 feet of the front line. That no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any person of African descent, provided, however, that the maintenance of servant's quarters and their use and occupation by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered a breach of this condition, together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To have and to hold said described premises unto the said party of the second part his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes and judgements mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 12th day of May, 1923.

(Corp. Seal) The Peoria Gardens Company, Inc.

By Edward Soph, President.

Attest: Ray S. Fellows, Secretary.

State of Oklahoma)

County of Tulsa) SS Before me, Bertha Taylor, a Notary Public, in and for said County and State, on this 12th day of May, 1923, personally appeared Edward Soph, 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 of said Corporation for the uses and purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal this the day and year last above written.

(SEAL) Bertha Taylor, Notary Public.

My commission expires April 6, 1927.

Filed for record in Tulsa County, Okla. on Nov. 19, 1923 at 1:20 P.M. recorded in book 474, page 411, Brady Brown, Deputy,

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

244833 - BH

RELEASE OF MORTGAGE.

COMPARED

Know all men by these presents:

Whereas, on the 12th day of May, 1920, a certain mortgage was executed by Josephina Rothhammer and May Rothhammer, mortgagors, to A. S. Viner, mortgagee for the sum of three thousand and no/100 (\$3,000.00) dollars upon the following described real estate, viz:

West one hundred (100') feet of north five (5') feet of lot
eighteen (18) west one hundred (100') feet of lot nineteen (19)