

And said parties of the first part, their heirs, executors or administrators do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents; that they are lawfully seized in their 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatever nature and kind, except all coal rights on or under said land herein above described as shown by indenture dated January 2nd, 1920, same being of record in book 343, page 68 of the records of Tulsa County, Oklahoma, conveying said coal rights to Charles W. Brewer.

And that they will warrant and forever defend the same unto the said party of the second part, her heirs and assigns, against said parties of the first part, their heirs or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Cyrus S. Avery
 Essie M. Avery.
 Alva J. Niles,
 Ethel M. Niles,
 C. W. Brewer,
 Eugenia Brewer.

COMPARED

State of Oklahoma)
 County of Tulsa) SS

Before me, the undersigned Notary Public, in and for said County and State, on this 25th day of November, 1923, personally appeared Cyrus S. Avery, Essie M. Avery his wife, and Alva J. Niles, Ethel M. Niles, his wife, C. W. Brewer, Eugenia Brewer, his wife, personally known to be the identical person 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.

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

(SEAL) Leone Patton, Notary Public.

My commission expires March 27, 1924.

Filed for record in Tulsa County, Okla. on Nov. 27, 1923, at 4:30 P.M. recorded in book 474, page 490, Brady Brown, Deputy;

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

245530 - BH

COMPARED

MORTGAGE.

This indenture, made this 27th day of November, A.D. 1923, between Asa Rose and Carrie Rose, his wife of Tulsa County, Oklahoma, parties of the first part, and Forty Investment Company, a corporation organized under the laws of Oklahoma, of Oklahoma City, Oklahoma, party of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of fifteen hundred and no/100 dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described real estate situated in Tulsa County, Oklahoma, to-wit: North half (N $\frac{1}{2}$) of north half (N $\frac{1}{2}$) of south east quarter (SE $\frac{1}{4}$) and south half (S $\frac{1}{2}$) of north west quarter (NW $\frac{1}{4}$) of south east quarter (SE $\frac{1}{4}$) of section five (5) township seventeen (17) north, range thirteen (13) east, of the Indian Meridian, containing 60 acres, more or less, according to the Government