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mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of ten per cent per annum, until paid, and this mortgage shall stand as security for all such payments; and if said sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums and interest thereon due and payable at once and proceed to collect said debt including attorney's fees, and to foreclose this mortgage, and shall become entitled to possession of said premises.

Said first party waives notice of election to declare the whole debt due as above and also the benefit of stay, valuation or appraisal laws.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand this 15th day of October, 1923.

S. M. Bell

STATE OF OKLAHOMA, )  
COUNTY OF TULSA.) SS.

Before me, a Notary Public, in and for the above named County and State, on this 15th day of October, 1923, personally appeared S. M. Bell to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me, that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my signature and official seal, the day and year last above written.

My commission expires March 31, 1926

(SEAL) Iva Latta, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Oct 17, 1923 at 10:30 o'clock A. M. in Book 475, page 510

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

242308 C.J. COMPARED WARRANTY DEED

THIS INDENTURE, Made this 13th day of August, A. D., 1923 between M. R. Travis and Rhea Travis, his wife of Tulsa county, in the State of Oklahoma, of the first part, and Margaret M. Cunningham of the second part.

WITNESSETH, That the said parties of the first part in consideration of the sum of Two Thousand Eight Hundred and 00/100 DOLLARS the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees; that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no store building, hotel, duplex house, flats or apartments shall be erected thereon during said period; that no residence that shall cost less than Eight Thousand Dollars (\$8,000.00) shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within 25 feet of the front lot line or closer than ----feet of the side street line, and no garage, servant's house or other subsidiary building shall extend within 70 feet of the front lot line or within ----feet of the side street 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 known as negroes, provided, however, that the building of a servant's house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of this condition----do by these presents grant, bargain, sell and convey unto said part---- of the second part, heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma to-wit: