

#244618 NS

This Indenture, Made this 25th day of September, A. D. 1923, between A. Y. Boswell, Jr., and Lillian Maude Boswell, (husband and wife) and Mattie Jane Boswell (A widow) of Tulsa, County, in the State of Oklahoma, party of the first part, and Chas. T. Bingemer party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations (\$1.00) DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do by these presents grant, bargain, sell and convey unto said party Y of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Thirteen (13) in Block One (1) in Boswell's Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

2.50

To Have And To Hold The Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever. A. Y. Boswell, Jr. and Lillian Maude Boswell (husband and wife) and Mattie Jane Boswell (A widow) for themselves their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefensible 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

A mortgage in favor of the Fidelity Building & Loan Association of Shawnee, Oklahoma, in the amount of \$3500.00 said mortgage being payable at the rate of \$46.66 per month. Any general taxes or special assessments not yet due.

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns against said party Y of the first part, their heirs and 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 have hereunto set their hand S the day and year first above written.

A. Y. Boswell
Lillian Maude Boswell
Mattie Jane Boswell

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Cecil L. Henry a Notary Public, in and for said County and State on this 25th day of September 1923, personally appeared A. Y. Boswell, Jr. and Lillian Maude Boswell (Husband and wife) and Mattie Jane Boswell, (A widow) to me known to be the identical person S 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.

Witness my hand and official seal the day and year last above written.

My commission expires January 15th, 1927. (SEAL) Cecil L. Henry. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 16 day of Nov. 1923, at 2; o'clock P.M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.