

Before me A. E. Barrus a Notary Public in and for said County and State, on this 11th day of May 1923 personally appeared Pearl M. Teales to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires May 9th, 1927. (Seal)

A. E. Barrus, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Dec. 3, 1923, at 4:30 o'clock P.M. and recorded in Book 479, Page 534.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

245881 C.M.J.

REAL ESTATE MORTGAGE.

COMPARED

KNOW ALL MEN BY THESE PRESENTS, That on this 14th day of November 1923 T. W. Stallings and Lillie B. Stallings, his wife of Tulsa County, State of Oklahoma, parties of the first part, in consideration of the sum of Three Thousand 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 Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), less the West Ten (10) acres, of Section Seventeen (17), Township Eighteen (18), Range Thirteen (13) Tulsa County, 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, Three Thousand and No/100 Dollars with interest thereon from November 26, 1923 until paid, at the rate of eight per cent per annum, payable semi-annually on the 26th day of May and November in each year, in accordance with one certain promissory note of the said first party, due November 26, 1926, 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, receipts of the proper persons, to said party of the second part, his heirs, executors, 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, side-walks and other