

and discharged of and from all former and other grants, charges, taxes judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds the beneficial owner of said premises, its successors or assigns, forever, to observe the covenants and agreements herein contained; PROVIDED, HOWEVER that this deed is made upon the express condition that the party of the second part, his heirs, successors or assigns, or any person or persons claiming under him shall erect no building on the lot or lots hereby conveyed nearer than fifteen feet to the front property line thereof, and said property, or any part thereof, shall never be sold or rented to a person of African descent, commonly called negro but the renting of servant's quarters by an owner or lessee to a negro employed by such owner or lessee as his servant shall not constitute a violation of this restriction and the further restriction that no building for residence purposes shall be erected on any lot hereby conveyed costing less than \$5000.00 including subsidiary buildings and improvements neither shall the improvements erected on any lot hereby conveyed be used for other than residence purposes for a period of ten (10) years from and after the 30th day of April, 1921. A violation of any of these conditions shall work and be construed as a forfeiture of all the title hereby conveyed and such title upon breach of any condition shall revert to said Trustee, or its successors, for the use and benefit of the legal and beneficial owner thereof,

IN WITNESS WHEREOF, said Exchange Trust Company as Trustee has hereunder caused its name to be subscribed by its Vice-President and its seal affixed hereto and the same to be attested by its Secretary, this 14th day of April, 1924,

ATTEST (corp seal) EXCHANGE TRUST COMPANY
E. W. Deputy Assistant Secretary, By: H. L. Standeven Vice-President,
STATE OF OKLAHOMA)
TULSA COUNTY) SS

Before me E. P. Jennings a Notary Public in and for said county and State, on this 14th day of April, 1924 personally appeared H. L. Standeven to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, EXCHANGE TRUST COMPANY, for the uses and purposes therein set forth,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal of office in said County and State the day and year last above written,

My commission expires May 15- 1924 (seal) E. P. Jennings Notary Public,
Filed for record in Tulsa - Tulsa County Oklahoma, April 17th 1924 at 3:30 O'Clock P. M. and
Recorded in Book 484, Page 291.

By Brady Braown Deputy, (seal) O. G. Weaver County, Clerk,

#256023 EC

COMPARED

REAL ESTATE MORTGAGE;

KNOW ALL MEN BY THESE PRESENTS; That S. M. Bell and Jessa L. Bell, his wife of Tulsa County, Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Southwestern Mortgage Company, Roff Okla., party of the second part, the following described real estate and premises situated in Tulsa County, Oklahoma, to-wit:

Lots Thirteen (13) and Fourteen (14) and the East Three (3)

Feet of Lot Thirteen in Block Fourteen (14) Berry Addition

To the City of Tulsa,

with all improvements therein and appurtenances thereto belonging and warrant the title to the same. This mortgage is given to secure the principal sum of Twelve Hundred \$ Dollars with interest thereon at the rate of ten per cent, per annum payable monthly from maturity according to the terms of one certain promissory note described as follows, to-wit:

RECORDED IN BOOK 484, PAGE 291

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april 24

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