

collected and the lien thereon enforced in the same manner as the principal debt hereby secured.

The foregoing covenants being performed, this conveyance shall be void, otherwise this mortgage shall be in full force and effect.

IN TESTIMONY WHEREOF, The said party of the first part have hereunto set their hands this 14th day of March nineteen hundred twenty-four.

Attest C. D. Coggeshall

May Carbutt

STATE OF OKLAHOMA }
TULSA COUNTY }

Before me, a Notary Public, in and for said County and State, on this 15th, of March 1924 personally appeared May Carbutt, a widow 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.

My commission expires May 7th, 1926, (Seal) C. D. Coggeshall, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma on March 15 1924, at 1.40 oclock P. M. in Book 485 page 144

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

253544

GENERAL WARRENTY DEED COMPARED

THIS INDENTURE, Made this 15th day of March A. D. 1924, between Cyrus S. Avery, Essie M. Avery; his wife: Alva J. Niles, Ethel M. Niles, his wife; and C. W. Brewer, Eugenia Brewer, his wife; of Tulsa County, Oklahoma, of the first part and T. O. Teel party of the second part

WITNESSETH, That in consideration of the sum of Three Hundred Seventy-Five and no/100 dollars, the receipt of which is hereby acknowledged, said parties of the first part do, by these presents grant, bargain, sell and convey unto said party 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:

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Lot Twelve (12) in Block Nineteen (19) in Federal Heights Second Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said parties of the first part, their heirs, executors or administrators do hereby covenants, 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 in or under said land herein above described as shown by indenture dated January 2nd, 1920, same being of record in book 343, page 58 of the records of Tulsa County, Oklahoma, conveying said coal right to Charles W. Brewer.

And that they will WARRANT AND FOREVER DEFEND THE SAME unto the said party of the second part his 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

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Cancelled