

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 set forth.

My commission expires Sept. 26, 1927 (Seal) Maie P. Baker, Notary Public

Filed for record in Tulsa, Tulsa County, Oklahoma on April 19, 1924 at 10.15 oclock A. M. in Book 485 page 248

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

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COMPARED

# 256148 M H

REAL ESTATE MORTGAGE

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TREASURER'S ENDORSEMENT  
I hereby certify that I received \$ 200 and issued  
Receipt No. 14567 therefor in payment of mortgage  
tax on the within mortgage.  
Dated this 19 day of April 1924.  
W. W. Mackay, County Treasurer  
513  
Deputy

KNOW ALL MEN BY THESE PRESENTS, That on this 17th day  
of April 1924 Mathel C. James and Russell B. James,  
her husband of Tulsa County, State of Oklahoma, par-  
ties of the first part, in consideration of the sum  
of Thirty-five hundred 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 East Forty (40) feet of Lot Three (3) Oak Grove Fourth Addition to the City of Tulsa,  
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 afore  
said; 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 Thirty-five hundred and no/100  
Dollars with interest thereon from April 17, 1924, until paid, at the rate of eight per cent  
per annum, payable semi-annually on the 17th day of October and Arpil in each year, in accord-  
ance with one certain promissory note of the said first party, due April 17th, 1927, with  
interest coupons ataached 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, administrators  
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  
leins 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  
improvements on said real estate, in as good repair and condition as the same are in at this  
date, and permit no waste; that he will at no time permit any part of the premises to be used  
in the conduct of any illegal or disreputable business, or such as will tend to injure or  
unfit said premises for general business or residence purposes; that he will permit no