

nine tenths (34.9) feet, more or less, to the north side of alley, thence north sixty six degrees & forty five minutes east, forty three & eight tenths (43.8) feet, more or less, to a point in the northerly right of way line of the heavy traffic highway; thence north thirty four degrees & one minute east, seventy three & nine tenths (73.9) feet more or less, along the said heavy traffic right of way line, to a point in the eastline of said lot one (1) thence north, along said east line of lot one (1) one hundred twenty six & six tenths (126.6) feet, more or less, to the point of beginning,

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 City of Tulsa, Oklahoma, a municipal Corporation, its heirs, executors, or administrators do hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that it is lawfully seized in its 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, judgements, taxes, assessments and encumbrances, of whatever nature and kind, except, - - - and that it will warrant and forever defend the same unto the said party of the second part, its heirs and assigns, against said party of the first part, its 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 has hereunto set its hand the day and year first above written.

(SEAL) City of Tulsa,

By H. F. Newblock Mayor.

Attest: Roy Garbett, City Auditor.

Filed for record in Tulsa Okla. on Sept. 19, 1924, at 3:10 P.M. recorded in book 491, page 578, Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

267835 - BH

#### REAL ESTATE MORTGAGE.

Know all men by these presents: That Esther Lytton, a single woman, of Tulsa County, Oklahoma, party of the first part has 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, State of Oklahoma, to-wit:

East forty (40) feet of lot four (4) block thirteen (13)

North Tulsa addition to the City of Tulsa,

with all improvements thereon and appurtenances thereto belonging, and warrant the title to the same.

This mortgage is given to secure the principal sum of three hundred dollars, with interest thereon at the rate of ten per cent per annum, payable monthly from maturity, according to the terms of ten certain promissory notes described as follows to-wit: Ten notes of \$30.00 each, all dated September 15th, 1924, one being due October 15th, 1924, and one due on the 15th day of each month thereafter until all are paid.

Said first party agrees to insure the buildings on said premises for their reasonable value for the benefit of the mortgagee and maintain such insurance during the existence of this mortgage. Said first party agrees to pay all taxes and assessments lawfully assessed on said premises before delinquent.