

of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1925 and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after this date payment of which excepted taxes and assessments is hereby assumed by second party, and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second party as binding on himself, his heirs and assigns, and that the First Party will warrant and forever defend the title to said property unto the said Party of the Second Part, his heirs and assigns.

In Witness Whereof, The ^{part} party of the first part have hereunto set their hands this 23rd day of May, A. D. 1925.

STATE OF OKLAHOMA, }
COUNTY OF TULSA. } SS.

E. P. Harwell,
Mary W. Harwell
By Rex Tune, Atty-in-fact.

Before me, M. E. Stougha Notary Public in and for said County and State, on this 23rd day of May, 1925, personally appeared Rex Tune, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth, and in the capacity therein stated. Witness my hand and official seal the day and year last above written.
My commission expires Feb. 1, 1928. (Seal) M. E. Stough. Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on June 2nd, 1925 at 4:00 P. M. o'clock
Recorded in Book 493, page 584.

By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

#289216-OW.

REAL ESTATE MORTGAGE

TREASURER'S ENDORSEMENT

This is to certify that \$ 126
and Receipt No. 20492
Payment of 2 June
Dated this 2 June
W. W. Stough Notary Public

THIS INDENTURE, Made this 15th day of May, A. D. 1925,
between Petroleum States Investment Company, a corporation
of Tulsa County, in the State of Oklahoma, party of the
first part, and S. C. Nixon of Deer Creek Illinois
part of the second part;

WITNESSETH : That said party of the first part, in consideration of the sum of One and No/100 - - DOLLARS the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second party his heirs and assigns, all the following described real estate, situated in Tulsa County and State of Oklahoma, to-wit:

All that part of the Southeast Quarter of the Northwest Quarter of Section Thirty-five (35) in Township Nineteen (29) North, Range Thirteen (13) East of the Indian Base and Meridian platted and sub-divided into lots and blocks and known as Starr Acres, to-wit: Lots 1, 2, 3, 4 and 5, of Block Numbered 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block numbered 2; and Lots 1, 2, 3, 4, and 5 of Block numbered 3.

To have and to hold the same, together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

This conveyance is intended as a mortgage to secure the payment of One promissory note of even date herewith. One for \$3200.00 due May 15th, 1927 made in favor of S. C. Nixon with 8% interest from date, payable annually, the first year and semi-annually the second year, and made by Petroleum States Investment Co, payable at Exchange Trust Co Tulsa, Okla.