

and Bruce S. Russell and Katherine Russell, his wife, of Ottosen, Iowa, as parties of the first part, and Title Guarantee & Trust Company, a corporation, of Tulsa, Oklahoma, as Trustee, as party of the second part, and now of record in the Office of the County Clerk of said County and State in Record 488 at Page 610, covenants and agrees with the party of the second part that the party of the first part at the time of delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate, and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to party of the second part, and that the same is clear, free and discharged of and from all former and other grants, charges, taxes, judgments and other liens or incumbrances of whatsoever kind or nature except a certain mortgage of \$12000.00 dated Jan 2nd 1920 given by Murray D. Russell and wife to Augusta B. Cliness shown in Book 284 page 620, office of County Clerk of Tulsa County, Okla. and assessments for public improvements not yet due, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever, to observe the covenants and agreements herein contained, and to warrant and defend the title to said premises against all claims of every nature.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by its duly appointed Officers the day and year first above written.

ATTEST:

V. H. Day
Secretary.

(CORPORATE SEAL)

TITLE GUARANTEE & TRUST COMPANY,
Trustee.

By J. W. Woodford
Vice President

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, Rena M. Fowle a Notary Public in and for said County and State, on this 23rd day of September, 1924, personally appeared J. W. Woodford, 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 such corporation for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My Commission Expires March 26, 1928 (SEAL) Rena M. Fowle, Notary Public.
Filed for record in Tulsa County, Tulsa Oklahoma, Sept 23, 1924 at 4:00 o'clock P. M. in Book 494, page 527

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

268042 C.J.

OKLAHOMA

TREASURER'S ENDORSEMENT

I hereby certify that I received \$320 and issued
46636 therefor in payment of mortgage
on this mortgage.

23 day of Sept 1924
W Stuckey, County Treasurer

Deputy

REAL ESTATE MORTGAGE

THIS INDENTURE, made this fifteenth day of August in the year of our Lord One Thousand Nine Hundred and Twenty-four by and between James P. Wagoner, and Sam Lee Wagoner, his wife, of the County of Tulsa and State of Oklahoma, parties of the first part, mortgagor;

and the AETNA LIFE INSURANCE COMPANY, a corporation organized under the laws of the State of Connecticut, having its principal office in the City of Hartford, Connecticut, party of the second part, mortgagee;

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Thirty-seven Hundred Dollars, to them in hand paid, by the said party of the

COMPARED BY

and