

instrument to be executed and its corporate seal affixed hereto, this 31st day of October, 1924.

(Corporate Seal)
Attest: J. G. Grant, Asst. Secretary.

TULSA BUILDING & LOAN ASSOCIATION
By Cleves F. Bruce

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

Before me, a Notary Public in and for the County and State aforesaid on this Thirty-first day of October, A. D. 1924, personally appeared Cleves F. Bruce, to me known to be the identical person who subscribed the name of TULSA BUILDING & LOAN ASSOCIATION to the within and 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.

(Seal) My commission expires April 18, 1928.

Mina E. Montgomery, Notary Public

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct. 31, 1924 at 4:25 P. M. O'clock
recorded in book 499, page 75.
By Brady Brown, Deputy.

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

INTERNAL REVENUE

271019-CW.

GENERAL WARRANTY DEED.

THIS INDENTURE, Made this 30th day of October A. D. 1924, between C. H. Terwilleger, and Mary A. Terwilleger, his wife, of Tulsa County, State of Oklahoma, Parties of the First Part, and Morris W. Turner Party of the Second Part.

WITNESSETH: That Parties of the first Part, in consideration of the sum of One and other good valuable considerations Dollars (\$1.00) and for the further consideration hereinafter set out, do hereby grant, bargain, sell, and convey unto the said Party of the Second Part, his heirs and assigns, all the following described lands situated in Tulsa County, Oklahoma, to-wit: Lot 7 in Block 4 in Terwilleger Heights Addition to City of Tulsa, Okla. according to recorded plat hereof.

As part of the consideration for this sale and conveyance, the parties hereto covenant as follows: The lands hereindescribed shall not be used for other than residence purposes for a period of 15 years from this date, and no duplex house, flat, or apartment house shall be erected thereon during said period; and that only one residence, except necessary out-buildings and servant's quarters, shall be erected on said premises; and that no residence shall be erected on said premises to cost less than Eighty-five hundred & No/100 Dollars (\$8500.00) and all residences shall front the street on which the lot fronts and no building or parts thereof, including porches, shall be erected on said premises within 30 feet of the property line adjoining any street on which said lot fronts; and no out-buildings shall be erected on said premises within 70 feet from the front of the lot or within feet of any side street; and that said premises shall never be conveyed to or occupied by persons of African descent, commonly known as negroes provided, however, that this shall not prevent negroes from occupying servants quarters on said premises; and that no permanent structure shall be built upon the 4 foot strip of ground hereinafter described as being subject to a public service easement; and no billboards or other instruments of advertising shall ever be erected or located upon said premises and no residence shall be moved from other premises and permanently located on the lands herein described. This lot is further restricted to a two story brick residence.

These restrictions shall run to the lands and a violation thereof shall work a forfeiture of title in favor of First Parties; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any mortgagee in good faith, under any mortgage executed prior to the breach of such covenant, to the extent of said

COMPALED BY
J. M.
S.