

103201

P.D.M.
F.L.
C.L.
C.D.
C.L.

Mary E. Green
to
C.D. Coggeshall

The agreement made this 16th day of March 1907 by and between
Mary E. Green of New York City and C.D. Coggeshall of New York City
party of the second part contract.

That for and in consideration of fourteen hundred (\$1400.00) Dollars
receipt of one hundred dollars of which is hereby acknowledged as part payment,
balance payable as hereinafter stated, the party of the first part agrees and binds
himself, to her, transfer and deed by warranty deed, to the party of the second
part, the following described land, situated in the City of New York, to wit:

Lot 6 - Block 4 - in the Street Addition to Lincoln & Lincoln & the
official survey and recorded plat thereof, and the said first party further
agrees to perfect the title of said tract and furnish an abstract of the same
having and perfect title, within 30 days from the date hereof, it being under-
stood that the said party binds himself to perfect said title and furnish said
abstract and in event of his failure so to do, the said second party may perfect
said title and deduct the cost thereof from the balance due on said land,
When said title is perfected and said abstract is furnished, the balance
of the purchase price, \$1400.00 shall be immediately due and payable, as
follows: Five hundred (\$500.00) Dollars Cash and the balance seven hundred (\$700.00)
Dollars due on before 24 months at 8% interest per annum and a fraction on the
part of the said second party to make such payment, within 30 days shall work a
forfeiture on the part payment herein acknowledged, and shall cancel the agree-
ment.

It is covenanted and agreed that the said second party shall have the option of returning said trade off and
shall receive back the amount paid in may extend the time as he shall
see fit, not to exceed six months.

Third party agrees to take mortgage back for \$400.00 payable on or
before one year at 8% & balance payable in cash when payment is
delivered.

Mary E. Green
C.D. Coggeshall

Filed for record March 18, 1907 at 9:10 A.M.
City Clerk

Copy to S. E. Clark & Co. Office New York