

No. 4943

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A. P. Allen

To
J. E. Scroggy

Agreement,

This agreement made this 17th day of June, 1907, by and between A. P. Allen of Hobart, Okla., party of the first part and J. E. Scroggy of Keweenaw, Okla. party of the second part witnesseth,

That for and in consideration of Forty one hundred (\$4,100.00) dollars receipt of \$105.00 of which is hereby acknowledged as part payment, balance payable as hereinafter stated, the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed, to the party of the second part, the following described lands, situated in the city of Tulsa, D. C., to wit: One South 50 feet of Lot 4 Block 102 in the Town of Tulsa, Indian Territory, and the said party further agrees to perfect the title of said tract and furnish an abstract of the same showing said perfect title within 15 days from the date hereof. It being understood that the said first 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 lands. When said title is perfected and said abstract is furnished, the balance of the purchase price, \$4,090.00 shall be immediately due and payable. The amount of Rent already collected by said first party from the time the deed is delivered to the said second party to July 1st, 1907, to be credited on the purchase price of said property, and a failure on the part of the said second party to make such payment, within 15 days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected within the said 15 days herein provided, the second party shall have the option of returning said trade off and shall receive back the amount paid on or may extend the time as he shall see fit, not to exceed one month.

A. P. Allen by C. A. West, att.

Filed for record June 24, 1907 at 10:30 a.m.

Olis Lorton,

Deputy U. S. Clerk & Ex-Officio Rec.