Aug 1908 .

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COURT SEAL.Filed for record Aug 2I 1908 at 4'30 P.M. Clark of the County Court (2.37)

H.C.Walk ley Reg of needs (SEAL)

COMPARED

-----LAND CONTRACT :----

This agreement, Made xxix in duplicate this 19th day of August 1908 between John Roach of the Cherokee County party of the firstpart, and B.V.Leonard of the City of Wagon er, Okla of the second part as follows:-

The party of the first part hereby agre s to sell and convey to the party of the second part, on the performance of the acreements of the party of the second part, as hereinafter mentioned, the realestate situated in the County of Tulsa State of Okla, toowit:-

The South east quarter of the South quarter of the South east quarter of the South east quarter (SeI/SW I/4 S E I/4) and North half of the south east quarter of South east quarter (N I/2 SE I/4 S E I/4) all in section No Six (6) Township No Twenty (20) Borth Range Fourteen (I4) East . for the sum of Two Hendred Fifty Dollars payable as hereinafter mentioned . And the said party of the second part in consideration of the premises hereby agrees to and with the party of the first part, to purchase said realestate above described for the sum of Two Hundred Fifty Dollars and to pay said sum therefor to the party of the first part, his heirs or assigns, as follows:

Ten and NO/IOO Dollars on the execution of this agreement and the balance of Two Hundred forty Dollars as follows, toowit:-

When Ist party deliveres to 2nd party a Warrantee Deed signed & executed by himslef and wife together with abstract of title showing clear title of record free from all leases. With interest f om this date at the rate of ______ percent per annum on all such sums as shall remain unpaid, payable annually till all is paid

And the party of the second part shall also annually pay all taxes and assessments that may accrue on said property as they become due or before they become deling ent, and including the tax f r the year

And it is expressly agreed by and between the parties hereto that the time and the times of payment of said sums of money interest and taxes at aforesaid is the esence and important part of the conntract, and that if any defaultis made in any of the payments or agreements above mentioned to be perferred by the party of the second part in a naideration of the damage indury and expense thereby resulting or that may be incurred by or to the party of the first hereby, this agreement shall be void and of no effect, and the party of the second part shall have no claim in law or equity against the party of the first partm nor to the abobve mentioned real state nor any part thereof and any claim, or interest, or right, the party of the second part may have had hereunder upant to take time by reason thereof or of any payments and improvements made here onder shall on all such default, cease and determine and become forfeited without any declaration of forfeiture, re-entry or any act of the party of the first