

213421 C.J. ^{COMPARED} Form No; 1 Official Contract ^{Real} Tulsa Estate Exchange.

THIS CONTRACT, Made and entered into this 3rd day of November, 1922, by and between B. E. Davis, the seller, and Blanche Kee and F. E. Kee, the buyer,

WITNESSETH: That seller has sold and agrees to convey as herein provided the following described real estate in Tulsa County, Oklahoma to-wit:

Lot 19 Block 8 in continuation of Glenn Acres Subdivision to Tulsa County, State of Oklahoma

for the price and sum of Twenty Eight Hundred Dollars, to be paid by the buyer as follows: No Dollars at the signing of this contract, the receipt whereof is hereby acknowledged by the seller and which is deposited with ----- as part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit:

-----Cash on delivery of deed as herein provided

Deed for the delivery of Lot 16, Block 8 in continuation of Glenn Acres Subdivision to Tulsa County, State of Oklahoma at the price of \$700.00 subject to a mortgage of \$120.00 payable \$10.00 per month. To assume a loan of \$1500.00.

To pay the balance of sellers equity at the rate of \$30.00 per month, Interest payable monthly on the unpaid balance at the rate of 8 %

All deferred payments to be represented by note, secured by mortgage on above described property containing usual provisions, drawing interest from date of deed at the rate of ----- per cent per annum, payable semi-annually.

The seller to pay in full all State, County and Municipal taxes, general and special, which are a lien on said property, upon date of delivery of deed. Except the buyer agrees to assume all special assessments taxes hereafter maturing (Freeman & Cunningham)

Rents, insurance and interest to be adjusted to date of transfer.

The seller shall, within 15 days from the date hereof, deliver to the buyer or at the office of Freeman & Cunningham a complete abstract brought down to date showing a merchantable title or a guarantee policy of title insurance. The buyer shall have 10 day after such delivery of abstract to examine the same.

Upon the approval of the title, the seller shall deliver for the buyer at the office of said Freeman & Cunningham a warranty deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided.

If the title is defective, the buyer shall specify the objections in writing to be delivered to the seller at the office of Freeman & Cunningham within ten days after such delivery of the abstract; the seller shall have the defects rectified within 30 days from date of delivery of such objections, but in case such defects in the title cannot be rectified within that time, this contract shall be null and void and the money deposited as aforesaid shall be returned to the buyer and the abstract returned to the seller-- ----

If the seller has kept his part of this contract, by furnishing good title as herein provided, and the buyer fails to comply with the requirements within five days thereafter, then the lot aforesaid is forfeited by the buyer and this contract may or may not be thereafter operative, at the option of the seller

It is agreed by the seller to give possession of the premises on or before 11-30-1922

By W. R. Cunningham

Accepted under above terms and conditions;
Buyer F. E. Kee

Signed B. E. Davis