

214953 C. J. COMPARED CONTRACT FOR DEED

THIS AGREEMENT, Made and entered into this 9th day of November 1922 by and between A. W. Smith, Pastura, New Mexico party of the first part, and J. C. Carrens party of the second part:

WITNESSETH, that the said party of the first part hereby agrees to sell and convey unto the said party of the second part by a good and sufficient warranty deed clear of all encumbrances the following described real estate, to-wit:

The North One-half of Lot Five (5) in Block Six (6) in Auto Heights Addition to the City of Tulsa, Oklahoma, according to the recorded official plat thereof,

In the County of Tulsa State of Oklahoma, for the sum of Eight Hundred DOLLARS (\$800.00) payable as follows, to-wit: \$100.00 cash in hand, the receipt of which is hereby acknowledged,

\$25.00 on the 9th day of December 1922 and \$25.00, on the 9th day of each succeeding month until all of the balance is paid with interest at the rate of eight per cent. per annum, payable annually from the date hereof on each and all of said deferred payments.

It is further agreed that said party of the second part is to have the possession of said premises and use thereof after the 26 day of November 1922, and commit no waste nor suffer any to be committed, and to pay all taxes thereon after the year 1922, and keep all fences, buildings and improvements thereon in good condition as they now are, usual wear and tear and loss by fire and inevitable casualty only excepted.

Any failure on the part of the second party to faithfully keep and perform each and all of the above conditions required or to make any of the payments at the time and in the manner above specified, shall render this contract void, the option of the said party of the first part, and he may retain all payments as agreed and liquidated damages and recover immediate possession of said premises 30 days after payment is due. Provided in extension of 30 days more in case of sickness

IN WITNESS WHEREOF, Said parties have hereunto set their hands this 9th day of November 1922 .

A. W. Smith

J. C. Carrens

State of New Mexico, Guadalupe County, ss.

Before me, a Notary Public, in and for said County and State on this 17th day of November 1922, personally appeared A. W. Smith to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above set forth.

My commission expires Aug. 31, 1924

(SEAL) Alberto C. Ortega, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 28, 1922 at 10:45 o'clock A.M.
in Book 427, page 527

By M. Delman, Deputy

(SEAL)

O. D. Lawson, County Clerk