

\$5300.00 Thirty three Hundred Dollars Cash on delivery of deed as herein provided

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

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

The seller shall, within 10 days from the date hereof, deliver to the buyer or at the office of LESLIE BROOKS COMPANY a complete abstract brought down to date showing a merchantable title or a guarantee policy of title insurance. The buyer shall have 5 days 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 LESLIE BROOKS COMPANY 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 LESLIE BROOKS COMPANY within ten days after such delivery of the abstract; the seller shall have the defects rectified within 15 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 money deposited as 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 upon closing

Accepted under above terms and conditions;

Buyer J. L. Rabb

LESLIE BROOKS COMPANY Agts.

By Leslie Brooks

I hereby approve the contract and agree to pay a commission of \$-----upon the closing of this sale. If the above mentioned earnest money should be forfeited by the buyer, I agree to pay LESLIE BROOKS COMPANY Agents, 50 per cent. of the same, said 50 per cent. not to exceed the regular broker's commission on the transaction.

Made in Triplicate

Seller-----

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, Arthur Ries a Notary Public in and for said County and State, on this 17 day of October, 1922, personally appeared J. L. Rabb 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 last above written.

My Commission expires Dec 2, 1925 (SEAL) Arthur Ries, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Oct 18, 1922 at 1:00 o'clock P. M.

in Book 427, page 62

By F. Delman, Deputy

(SEAL) O. D. Lawson, County clerk