

Filed for record in Tulsa County, Okla. in Nov. 21, 1922, at 4:10 P.M. and duly recorded in book <sup>431</sup>, page 260, By F. Delman, Deputy, (SEAL) O.D. Lawson, County Clrk.

214389 - BH

# COMPARED

## CONTRACT FOR DEED.

Know all men by these presents: That W. C. Lucas and his wife, Ida Lucas, of Tulsa County, Oklahoma, the first party, hereby agrees to sell and convey unto Mary C. Moore and E. O. Moore, her husband of Tulsa, Tulsa County, Okla. the second party, by a good and sufficient warranty deed, the following described premises, to-wit:

Lot two (2) Block four (4) of Park View Place addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof. And it is further agreed that W. C. Lucas and wife, Ida Lucas, has made a warranty deed to be placed in escrow with this contract, and when contract is complied with and last note is paid deed shall be turned over to Mary C. Moore, or her heirs,

in Tulsa County, State of Oklahoma, for the sum of Twelve hundred and fifty (\$1250.00) dollars paid and to be paid as follows: \$150.00 cash in hand, receipt of which is hereby acknowledged; \$1100.00 to be paid as follows: \$25.00 on November 27, 1922 and a like sum every month thereafter until said purchase price is paid in full, together with interest on said principal sum at 8 per cent per annum from date, payable monthly as per terms of second party's promissory notes in favor of first party, this day executed and delivered.

From - - - second party shall have possession of said premises, and shall not commit nor suffer to be permitted any waste thereon; shall keep all improvements in as good condition as they now are, usual wear and tear and inevitable casualty excepted; and shall pay all taxes hereafter becoming payable. But should second party fail to keep and perform all the foregoing conditions, or to make said payments of purchase money or taxes as same become due, then at the option of said first party, this contract shall be void and the payments made shall be retained as rent for the use of said premises; or first party may declare the entire balance of purchase money due and payable at once; in either of which events first party shall recover immediate possession of premises. Notice of the election to exercise either of said options is hereby waived.

This contract shall extend to and be binding upon the heirs of the parties hereto.

In construing this instrument the words "first party" and "second party" wherever used, shall be held to mean the parties named in the preamble as parties hereto.

Executed and delivered this 27th day of October, A.D. 1922.

Witnesses:

W. C. Lucas,  
Ida Lucas,  
Mary C. Moore,  
E. O. Moore,

State of Oklahoma )  
County of Tulsa ) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of October, 1922, personally appeared W. C. Lucas and his wife Ida Lucas, Mary C. Moore and E. O. Moore, her husband, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses