

in book 432, page 515, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

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COMPLETED

CONTRACT FOR SALE OF REAL ESTATE.

State of Oklahoma)

County of Tulsa ) SS  
This agreement, this day made, agreed and entered into by and between Mr. Sam Wilson, of Tulsa, Oklahoma, party of the first part, known as the seller, and Mr. A. T. Baker, of Tulsa, Oklahoma, party of the second part, known as the buyer

Witnesseth:- Party of the first part has this day bargained, sold, and agrees to convey unto party of the second part all his right, title and interest in and to the following described property, situate in the County of Tulsa, and State of Oklahoma, to-wit:

The property located at number 1408 West Archer Street, City of Tulsa, Oklahoma, having thereon one six room brick bungalow, and one box house on rear, more particularly described as being lots (7 & 8) in Block (six) in Overlook Park Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

It is understood and agreed to that the consideration for the purchase of the above property is and shall be the sum of \$2500. dollars, and said consideration shall be payable as follows, to-wit:

Party of the second part is to assume first mortgage of (\$900.) dollars, reduced now to about \$410.00 more or less as it may be, payable at the rate of \$16.50 per month including interest and principal, and party of the second part is to pay the sum of \$700.00 cash in hand upon approval of title and delivery of deed, and for the balance of the purchase price, party of the first part is to take back a second mortgage to be made in two equal notes to be paid in one (1) and two (2) years respectively, with interest at the rate of 8% per annum, until paid, party of the second part to have the privilege of paying said notes on or before maturity.

Party of the first part is to convey to above described property by a good and sufficient warranty deed, clear and free of all encumbrances except said first mortgage, and party of the first part is to furnish a complete abstract showing a clear and merchantable title brought down to date. Party of the first part is to pay all interest to date of delivery of deed on said loan, and party of the first part is to pay all taxes for the year 1922, and all prior years. Said 1912 taxes to be allowed out of the purchase price to said second party and to be deducted from the second part given by second party to first party, and said taxes to be paid by Mr. A. T. Baker at his own convenience.

The commission of (\$125.00) due Halff & Sons, for consummating said deal, to be as follows:- the sum of \$62.50 to be paid by first party and the sum (\$62.50) to be paid by party of the second part.

Insurance to be pro-rated to the day deal is consummated, and party of the first part is to have 20 days for giving possession of said property. (from Jan. 4, 1923)

Party of the second part has this day deposited the sum of \$50.00 dollars with Halff & Sons, agents; said sum being deposited as earnest money to bind this contract, and it is understood and agreed to that said sum so deposited shall become a part of the cash consideration and the balance to be paid upon consummation of this deal. But should said second party fail, neglect, or refuse to consummate this