

under the terms of said contract to-wit, the sum of \$12500.00 dollars, dated this twenty fourth day of March, 1924.

Bedford Godwin,

Witnesses; J.E. Fitzpatrick,
P. K. French.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24th day of March, 1924, personally appeared Bedford Godwin, a single man, to me known to be the identical person who executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

(SMAL) Winnifred McMichael, Notary Public.

My comm. expires Sept. 29, 1924.

AGREEMENT.

This agreement, made and entered into on this 16th day of March, 1924, by and between Bedford Godwin, party of the first part, of Tulsa, Tulsa County, Oklahoma, and Dan Pilcher, party of the second part of Tulsa, Tulsa County, Oklahoma,

Witnesseth, that the party of the first part has agreed to bargain, sell and convey to the party of the second part and undivided one-half ($\frac{1}{2}$) interest in the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Southwest quarter (SW $\frac{1}{4}$) of the southeast quarter (SE $\frac{1}{4}$)
of section six (6) township nineteen (19) north, range
twelve (12) east of the Indian Meridian,

for the consideration of fourteen thousand dollars (\$14,000.00) to be paid as follows:

Fifteen hundred dollars (\$1500.00) to be paid on the signing of this contract, and the execution of a general warranty deed to the party of the second part.

The remaining twelve thousand, five hundred dollars (\$12,500.00) to be paid when the party of the first part shall have furnished a marketable title to the above described property, free and clear of all incumbrances whatsoever, excepting the claim of Ross Rayburn, which the party of the second part assumes.

It is expressly agreed by the parties to this contract that the party of the first part, Bedford Godwin, is to have an abstract of title brought down to date on the above described property, showing the same clear of all incumbrances, excepting the above claim of Ross Rayburn, which abstract shall show a good marketable title in the above described property. The party of the first part to procure the release from Lewis and Workman of their claim for attorney fees and to see that all taxes, liens, claims whatsoever are paid.

In the event of the failure of the party of the first part to correct any defects found in the abstract by the attorney for the party of the second part, the party of the second part shall have the right after ten (10) days notice, to procure the release of any claim against said real estate or file any suit necessary to perfect the title, subtracting the entire amount expended by said party of the second part, from the remaining twelve thousand five hundred dollars (\$12,500.00) and to pay to party of the first part whatever sum there shall remain due to party of the first part, without interest, after subtracting all expenses and moneys and attorney fees paid out to perfect said title.

In witness whereof, the above parties hereunto set their hands and seals the day and year above written, at Tulsa, Oklahoma, binding themselves and their heirs thereby.

Bedford Godwin, Party of the first part,
Dan Pilcher, Party of the second part.

Witnesses: