

to sell, transfer and deed by warranty deed, to the party of the second part, the following described lands, situated in the County of Tulsa, State of Oklahoma, to-wit:

NW $\frac{1}{4}$  of Sec. 10, twp, 18, N. R. 12 east;

COMPARED

It is further agreed that the party of the first part shall execute and properly acknowledge her general warranty deed to the party of the second part, that same shall be placed in escrow in Exchange National Bank of Tulsa, with privilege of examination; same to be delivered over to second party upon payment of the cash price herein set forth and second mortgage to secure remaining balances due, with notes which said mortgage secures, payable at rate of \$100.00 per month, first payment to be made and note due 3 months from date and one payment totaling \$300.00 each and every 3 months thereafter until full balance of purchase price is paid; purchaser to secure first mortgage for his own use and benefit; and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within 10 days from the date hereof. Except NW NW as to tax deed and rel. mtg. from Bloom, et al, which purchaser agrees to clear up and pay off if it can be done; second party to pay all obligations now against said lands, it being understood that the said first party binds himself to pay said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of at least one thousand dollars (\$1000.00) payable immediately thereafter and the remaining balance shall be due and payable as follows: \$100.00 per month every 3 months until the remaining balance due is paid, with interest at 8 per cent, said unpaid balances to be secured by mortgage on said lands, it being further agreed and understood that purchaser may place a first mortgage on said lands to assist in financing same and that mortgage herein agreed to be taken by first party for unpaid balances of purchase price shall be subject to said first mortgage; it being understood that said mortgage of first party shall all become due and payable and paid prior to due date of first mortgage herein agreed to be permitted to be placed on said lands; purchaser, also to pay attorney fees incurred by first party for working out and perfecting title on said lands; and a failure on the part of the second party to make such payment within thirty days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement, Privilege of paying loan at any time, with accrued interest thereon.

In case said title cannot be perfected within the said 10 days herein provided, the second part shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time, as he shall see fit.

Sarah Rockwood, Party of the first part,

Roy E. Lynch, Party of the second part.

State of Oklahoma }  
Tulsa County ) SS

Be it remembered, that on this 22nd day of April, 1924, before me, a Notary Public, in and for said County and State, personally appeared Sarah Rockwood, a widow, and Roy E. Lynch, 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 and purposes therein set forth.

In witness whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

(SEAL) Ethel Jones Yaggy, Notary Public.

My commission expires May, 23, 1927.

Filed for record in Tulsa County, Okla. on April 22, 1924, at 2:45 P.M. recorded in book 448, page 618, Brady Brown, Deputy,

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