

COMPARED

236994 C.J.

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made this 14th day of July 1923, by and between Norah L. Charlton Party of the first part and E. G. Graves party of the second part, witnesseth;

That for and in consideration of Three Thousand Dollars (\$3000.00) receipt for One Dollars of which is hereby acknowledged as part payment, balance payable as hereinafter stated; the party of the first part agrees and binds himself 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:

The N.W. $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18 in Township 22 North of Range 14 East of the I.M. containing fifty acres more or less.

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within Thirty Days from the date hereof Except; a first and second mortgage to the Oklahoma Farm Mortgage Company, in the total sum of Seventeen Hundred Ten Dollars (\$1710.00)

It being understood that the said first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of Twelve Hundred Ninety Dollars (\$1290.00) shall be due and payable as follows: Two Hundred Ninety Dollars (\$290.00) cash at the delivery of deed, and One Thousand Dollars (\$1,000.00) in Two equal deferred payments, the first due one year from date of delivery of deed, the second two years from delivery of deed, each to draw interest at the rate of 8 % per annum from date, and a failure on the part of the second party to make such payment within three days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected within the said Thirty days herein provided, the second party 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.

WITNESS:

Ethel Hail

Everett M. Byers

Norah L. Charlton

Party of the first part.

E. G. Graves

Party of the Second Part.

STATE OF OKLAHOMA,)
TULSA COUNTY,) ss.

Be it Remembered, That on this 28th day of July 1923, before me, a Notary Public in and for said County and State, personally appeared Nora L. Charlton and ---- to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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.

My commission expires Feb 21st, 1927

(SEAL)

Everett M. Byers, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, July 31, 1923 at 3:10 o'clock P.M.

in Book 464, page 428

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk