

242572 C.J. COMPARED

CONTRACT FOR DEED.

This agreement, made this 18 day of April, 1923, between Harry A. Robinson and Virginia M. Robinson, husband and wife, of Tulsa Oklahoma, first parties, and John Black and Myrtle Black, husband and wife, of Tulsa, Oklahoma, second parties;

WITNESSETH: That the first parties, for and in consideration of the sum of Eight Hundred and Fifty (\$850.00) Dollars, to be paid as hereinafter mentioned, has contracted and agreed to sell to the above named second parties the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

Lot Twenty (20), in Block 7, East Highland Addition to the City of Tulsa, according to the recorded plat thereof.

And said first parties agree to deliver to said second parties an abstract of title and a good and sufficient warranty deed for said land; provided, second parties, their heirs or assigns, pay to first parties, their heirs or assigns, for said land, the sum of \$850.00, payable as follows:

The sum of \$150.00 on signing this agreement, and the further sums of \$25.00 per month, together with interest thereon at the rate of 6% per annum from this date, for a period of 28 consecutive months, as evidenced by 28 notes for the sum of \$25.00 each, first note becoming due on the 18 day of May, 1923, and each of said following notes coming due on the 18 day of each month thereafter, according to their numbers being numbers 1 to 28 inclusive, until all of said notes and interest thereon have been paid, all of said notes being made payable at Central National Bank, Tulsa, Oklahoma, for the benefit of first parties.

The second parties, as part consideration of this contract, agree to pay all taxes and assessments of what ever kind or nature levied against said land, and further agree that should they default in the payment of same that first parties may pay same and are hereby given authority to add any of said sum or sums so paid to the purchase price of said land, and second parties hereby agree to pay same, together with interest thereon at the rate of 6% per annum from the time of said payment.

And it is further agreed between the parties hereto that if default be made in the payment of any of said notes at their maturity, or if any taxes or assessments against said property is not paid by second parties when same become due, then first parties may, at their option, declare this contract forfeited and annulled, and retake possession of said property and retain all payments as rental for said property, and first parties may dispose of said land to any other person, in the same manner as if this contract had never been made.

This contract shall be binding upon the heirs, executors and assigns of the parties hereto.

Witness our hands the day and year first above written.

Harry A. Robinson

Virginia M. Robinson

First Parties

John W. Black

Myrtle Black

Second parties.

State of Oklahoma,)
County of Tulsa) ss.

Before me, Chas. N. Simon, a Notary Public in and for said County and State, on this 18 day of April 1923, personally appeared Harry A. Robinson and Virginia M. Robinson, husband and wife, and John Black and Myrtle Black, husband and wife, to me known to be the identical persons who executed the 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.