

TREASURER'S ENDORSEMENT
I hereby certify that I received \$60 and issued
Receipt No. 13222 therefor in payment of mortgage
tax on the within mortgage.
Dated this 17th day of Jan 1924
W. W. Stuckey, County Treasurer
Deputy

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248759 - BH/

COMPARED

CONTRACT OF SALE OF REAL ESTATE.

This agreement, made and entered into this 26 day of November, 1923, by and between J. M. Bocox, of Bixby, Okla., party of the first part, and Sallie Stiles, of Bixby, Okla. party of the second part,

Witnesseth, that, for and in consideration of the conditions, covenants and agreements thereafter set forth, and the payments to be well and truly made as herein provided, said party of the first part hereby sells and agrees to convey to the party of the second part by a good and sufficient warranty deed, free and clear of all encumbrances, (unless hereinafter specified) the following described real estate, together with all and singular the buildings and improvements and appurtenances thereunto belonging, situate in Tulsa County, State of Okla. to-wit: Lots 15, 16, 17, 18, 19 and 20, Block 31, Midland addition to Bixby, Okla., for the sum of twelve hundred and no/100 dollars, (\$1200.00)

The said party of the second part hereby agrees to pay said party of the first part in manner following: \$200.00 dollars cash in hand, the receipt of which is hereby acknowledged, and \$20.00 dollars on the first day of January, 1924,

20.00 dollars on the 1st day of February, 1924,

20.00 dollars on the 1st day of March, 1924,

20.00 dollars on the 1st day of April, 1924, and \$20.00 on the first day of each succeeding month until the full purchase price is paid, as evidenced by fifty promissory notes of even date herewith, made payable to First National Bank in Bixby, Okla., with interest at the rate of 8 per cent per annum, payable annually from the date hereof on each and all said deferred payments.

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And it is mutually agreed by and between the parties hereto as follows:

First. That said party of the second part shall have the possession of said premises and use thereof after 1st day of January, 1924, and to commit no waste or suffer any to be committed, and to pay all taxes and assessments of whatsoever nature, which may become due on the premises above described after the 1st day of January, 1924, and to keep all fences, buildings and improvements thereon in as good condition as they now are, usual wear and tear and damage by the elements, excepted.

Second: That this contract shall, in case of death or legal disability of either party, be binding upon the heirs, administrators, executors, and assigns or other legal representatives of said deceased or legally disabled party.

Third. That any failure on the part of the party of the second part to faithfully keep and perform each and all of the above conditions, covenants and agreements, or to make any of the payments at the time and in the manner above specified, shall render this contract void at the option of the said party of the first part, and he may retain all payments made as agreed liquidated damages and recover immediate possession of said premises.

Fourth. That upon full and complete payment as above specified, and fulfillment of each and all the conditions, covenants and agreements herein by said party of the second part, said party of the first, shall immediately upon demand of the party of the second part, his heirs, administrators, executors, assigns, or on demand of his duly authorized attorney or agent, execute and deliver by good and sufficient warranty deed, the real estate hereinabove described, and to also furnish said party of the second part, with a complete abstract of title, and said party of the first part hereby undertakes and agrees to guarantee the title at the time of said proposed delivery,

In witness hereof, said parties have hereunto set their hands this 26th day of November, 1923.