

The parties of the first part desire to sell and the party of the second part desires to purchase said land and pay the sum of NINE THOUSAND DOLLARS (\$9,000.00) there for, which the first parties agree to accept under the terms hereinafter mentioned, to wit: FIVE HUNDRED DOLLARS (\$500.00) at the time of signing this agreement, and the balance, after the deductions which are hereafter mentioned are made, to be paid upon the delivery of the deed by the first parties to the second party.

The said first parties agree and bind themselves to deliver a General Warranty Deed, showing good and merchantable title in themselves to the said Second party, and agree to furnish abstract showing such title within five (5) days from the date hereof; the second party may have ten (10) days thereafter in which to procure an examination and opinion from his attorney on said abstract; if the abstract shows good and merchantable title, the balance of the purchase price of said property shall be due and payable upon delivery of the deed to the said second party. If however, there are any defects in the title, the said first parties shall have ten (10) days after the opinion of the attorney has been rendered to the said second party in which to correct such defects and if at the end of such ten (10) days, the said defects, if any, have not been corrected, the said first parties shall return to the second party, the FIVE HUNDRED DOLLARS (\$500.00), down payment, first hereinabove mentioned.

It is understood by all the parties hereto, that there is a mortgage in the original sum of ONE THOUSAND DOLLARS (\$1,000.00) in favor of the Local Building and Loan Association of Tulsa, Oklahoma, covering said property, and the said second party agrees to assume and pay the balance due under said mortgage. The Difference between what may have been paid on said ONE THOUSAND DOLLAR (\$1,000.00) mortgage and the amount due thereon at the time of signing this contract, shall be held by the said second party until the first parties pay the taxes on the said property for the year of 1923 and all prior years, if any. It being understood that the first parties are to pay all taxes, both general or special of whatever kind or nature for all prior years and including the year of 1923. As soon as the 1923 taxes have been ascertained and paid, the parties hereto shall then adjust their differences relative to the amount that may have been paid on the ONE THOUSAND DOLLAR (\$1,000.00) mortgage on said property.

It is agreed that at the time of the delivery of the deed, that all insurance policies covering said property shall be assigned and transferred to the second party and the premiums thereunder equalized by the parties hereto. The said first parties also agree to hold the second party free and clear and harmless of any and all electric, water, gas or any and all other incidental bills that might in the due course of occupation have arisen against said property, up until the time of the delivery of said deed hereinabove mentioned.

Said first parties further agree to delivery up peaceable possession of the property at the time of the delivery of the deed hereinabove mentioned. It being further agreed that this contract is entered into, among other things upon the representation of the first parties that there are no verbal or written leases covering the said property or any portion thereof, running in favor of any tenant in possession.

IN WITNESS WHEREOF the parties hereto have hereunto set their hand this 27th day of November, 1923.

Abe Dritch

Robt A. Stekoll
Parties of the first part.

A. Freed

Party of the Second Part.

Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 15, 1924 at 9:30 o'clock A. M. in Book 482, page 446

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk