

said, on the 7th day of April, 1924 sold the portion of the real estate of said estate described as follows, to-wit;

COMPARED
An undivided one-half interest in and to the (1st 40 feet of Lots 7 and 8 in Block 24 of College Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, subject, however to certain mortgage indebtedness of approximately \$3,100.00; being all of the right, title and interest of Clarence E. Townes, an incompetent person, in and to the said described real estate,

at private sale to Eva Carnes upon the following terms to-wit;

For the sum of \$300.00 payable as follows, cash,

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said EXCHANGE TRUST COMPANY, as Guardian, in all things proceeded and conducted and managed such sale as required by the statute in such case made and provided, and as by said order of sale required and directed,

It is therefore ordered, adjudged, and decreed by the Court, that the said sale be, and the same is hereby confirmed and approved and declared valid, and the said EXCHANGE TRUST COMPANY, as Guardian is directed to execute to said purchaser proper and legal conveyance of said real estate,

(Court Seal) John P. Boyd, County Judge

I Hal Turner, Court Clerk for Tulsa County, Oklahoma hereby certify that the foregoing is a true correct and full copy of the Instrument herewith set out as appears of record in the County Court of Tulsa County, Oklahoma, this 17th day of April, 1924,

By E. A. Waterfield Deputy, (seal) Hal Turner Court Clerk,

Filed for record in Tulsa, Tulsa County, Oklahoma June 3- 1924 at 2:30 O'Clock P. M. and

Recorded in Book 484, Page 405,

By Brady Brown Deputy, (seal) O. G. Weaver County Clerk,

#259744 EC

LEONARD & BRANIFF,

OKLAHOMA CITY, Okla.

LOAN CONTRACT ;

COMPARED
I hereby agree to make through you, either in your name or that of anyone whom you may represent, a loan of thirty-five and no/100 Dollars, for a term of 5- years, principal payable \$225.00 Annually to bear interest at the rate of 7½ per cent per annum, payable Semi- annually to be secured by a first mortgage on real estate hereinafter described, principal and interest to be payable at such place and in such manner as the lender may direct, The real estate upon which I desire this first mortgage loan is as follows to-wit;

Lot 2 Block 1 Hollywood Addn to the City of Tulsa. Tulsa County, State of Oklahoma.

In Addition to the interest above agreed upon, I agree to pay you as commission for negotiating the loan the sum of One Hundred and Seventy-five and No/100.

I further agree to pay all expenses for Abstract of Title to the property offered as security in my application; also the fee for recording the mortgage and each and every instrument necessary to clear the title of all incumbrances and perfect said title in me, I also agree to pay for a photograph of the premises, and an attorney's fee for examination of the title,

I hereby agree to pay such actual expenses as you have incurred in the negotiation of the loan and examination of the property and title, if I do obtain said loan, by reason of defects in the title or by reason of my being unable to remove all incumbrances from said property, and if you or anyone whom you may designate shall notify me of your acceptance of said loan and I am