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by Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk.

#262489 LLJ

COMPARED

THIS CONTRACT Made and entered into this 14th day of April, 1924, by and between Mabel Alice Perry, the seller, and Sam Travis, the buyer.

WITNESSETH: That seller has sold and agrees to convey as herein provided the following described real estate in Tulsa County, Oklahoma, to-wit: Lot Nineteen (19) in Barrows Orchard acres for the price and sum of Two Thousand Five Hundred and No/100 Dollars, to be paid by the buyer as follows: Two hundred Fifty and No/100 Dollars at the signing of this contract, the receipt whereof is hereby acknowledged by the seller and which is deposited with W. D. McCoy as part of the consideration of the sale, the balance whereof is to be paid in the following named manner, to-wit: Nothing ...cash on delivery of deed as herein provided, the balance of the purchase price (\$2,250.00) to be represented by Six notes of Three Hundred Seventy Five Dollars (\$375.00) each, dated the date of deed and due in Six (6) ; Twelve (12), eighteen (18) Twenty four (24), Thirty (30) and Thirty Six (36) months, respectively from date of deed. It is understood and agreed that the deed mortgage securing balance of the purchase price together with a copy of this contract to be placed in escrow at the First National Bank of Tulsa, the same to be drawn down and made a matter of record when one-half of the total purchase price shall have been paid by the buyer.

All deferred payments to be represented by notes, secured by mortgage on above described property, containing usual provisions, drawing interest from date of deed at the rate of 8 per cent per annum, payable semi-annually.

The seller to pay in full all State, County and Municipal taxes, general and special, which are a lien on said property at this time.....

The rental from said property shall go to the seller pro-rated to date of the deed and to the buyer thereafter. The seller shall, within ten days from the date hereof, deliver to the buyer or at the office of W. D. McCoy a complete abstract of title to said property from the United States Government to this date with certificate by competent abstractors as to taxes, judgments and mechanics' liens affecting said property. The buyer shall have ten days after such delivery of abstract to examine the same.

If the title be good, the seller shall deliver for the buyer at the office of said W. D. McCoy Warranty Deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever except as herein provided; the buyer shall then and there pay the balance, if any, of said cash payment, and deliver to the seller the note and mortgage, if any, hereinbefore provided for, and furnish the seller with insurance policy containing loss clause payable to the seller as interest may appear; the buyer to accept assignment of insurance now in force, paying therefor the unearned value pro-rated at present current rate.

If the title is defective, the buyer shall specify the objections in writing to be delivered to the seller at the office of W. D. McCoy within ten days after such delivery of the abstract; the seller shall have the defects rectified within thirty days from date of delivery of such objections, but in case such defects in the title cannot be rectified within that time, this contract shall be null and void, and the money deposited as aforesaid shall be returned to the buyer and the abstract returned to the seller.

If the seller has kept her part of this contract, by furnishing good title as herein provided, and the buyer fail to comply with the requirements within five days thereafter,