

Witnesseth: That in and for a consideration of Ten Dollars Cash in hand receipt of which is hereby acknowledged and other valuable consideration herein mentioned, first party agrees to sell and deed by sufficient warranty deed to second party the following described real estate situated in Tulsa County, to wit:

The west fifty feet of Lot Four in Block Two Hundred Two Original town of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof, said real estate to be free of all encumbrance except a mortgage in favor of the Mortgage Bond Company for Thirty Four Hundred Dollars, running for approximately two years, payable principal Two Hundred Dollars per year, with interest 9% payable semi annually, and a second mortgage for Twenty Five Hundred (\$2500.00) in favor of Alva J. Niles running approximately two years from date, the entire amount of principal on both loans falling due in approximately two years from date.

As a part of the purchase price, second party agrees to deed by sufficient warranty deed to first party clear of all encumbrance the following described real estate situated in Tulsa County, to wit:

The South thirty four and forty eight hundredths (34.48) feet of Lot Three and the North Five and Fifty two hundredths (5.52) feet of lot Four both in Block One of the Brennan Reed Addition to the City of Tulsa, Oklahoma according to the recorded plat thereof;

and to pay the sum of Twenty six Hundred (\$2600.00) in monthly sums of One Hundred Dollars each with interest at 8% per annum payable semi annually.

Each party agrees to furnish to the other abstract of title down to date showing a good and marketable title to each respective property.

It is agreed that the first party shall pay the firm of E. N. Riley & Company a commission of Five Hundred Dollars for negotiating this deal.

It is agreed by the second party that they shall completely finish in a good and workmanlike manner the remodelling of the residence now located on said thirty four and 48/100 feet of lot 3 and the north 5.52/100 feet of lot 4 Block one Brennan Reed Addition to the City of Tulsa, decorating the walls and woodwork, and putting in electric fixtures and plumbing where it may be necessary, and to finish up the work now under way so that the entire house will present a harmonious whole when completed.

Witness our hands this 7 th day of February 1924.

Uley Holderman
First Party.
Gordon L. Mitchell
Second Part.
Rose Mitchell

State of Oklahoma, County of Tulsa, ss.

Before me, the undersigned, a Notary Public in and for said county and state, on this 23 day of February 1924, personally appeared Rose Mitchell and Gordon L. Mitchell to me known to be the identical persons who executed the within and 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.

My commission expires April 13th, 1927 (SEAL) Edith V. Warren, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Feb. 23, 1924 at 10:30 o'clock A. M.
in Book 486, page 322

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