

## Indorsement

From R. D. Sanford, Sheriff of Tulsa County, State of Oklahoma, to John Stevens.

Filed for record in Tulsa County, Tulsa Oklahoma, May 13, 1924 at 1:55 o'clock P. M. in Book 488, page 70

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

258090 C.J.

~~COMPARED~~

LOT CONTRACT

THIS AGREEMENT, made and entered into this First day of May, 1924 by and between Ben Moskowitz and Abe Smith party of the first part and G. LeRoy Beasley of Tulsa party of the second part.

WITNESSETH, That the party of the first part agrees to sell, and the party of the second part agrees to pay for the following described real estate, towit: Lot 4 Block 1 Sub-Division of Peoria Acres to the city of Tulsa Okla. of Sub Division of Peoria Acres Addition to Tulsa according to the recorded plat thereof.

It is agreed by and between the parties hereto, that the purchase price of the above described lot 4 shall be One Thousand & No/100 Dollars, payable as follows, Fifty Dollars cash, this day paid, the receipt of which is hereby acknowledged and Fifty Dollars (\$50.00) June 1st 1924 and \$25.00 per mo for 24 months and Balance \$300.00 to be paid July 1st 1926. The deferred payments are evidenced by 26 promissory note of second party, of even date herewith, and which draw interest at the rate of 8 per cent per annum from their date until paid. Said notes are payable at Central National Bank untill further notice.

It is agreed and understood that time is the essence of this contract, and in event of default on the part of the part--- of the second part, or upon his failure to make either one or all of the said payments at the time same are due and payable, this contract shall, at the option of the party of the first part be instantly terminated and the said party of the second part shall forfeit all payments made by him prior to such default; and all such payments so forfeited shall be retained by the said party of the first part, as rental and in full liquidation of all damages by him sustained, and he shall have the right to re-enter and take possession of said premises without being liable in any action therefor.

When all the payments called for under this agreement shall have been well and truly made, the party of the first part agrees to execute and deliver to party of the second part a good and sufficient Warranty Deed to the above lots and they shall be free and clear of all incumbrances.

not less than a good

Restrictions to be a 5 Room house on front of lot.

In witness Whereof, The parties hereto have herenunto set their hands this 1st day of May, 192-----

Witness Oscar Protan

Abe Smith

Ben Moskowitz

Party of first Part.

Witness Harry Moskowitz

G. LeRoy Beasley

Party of Second part.

STATE OF OKLAHOMA )  
County of Tulsa ) SS.

On this 13th day of May A.D. 1924, before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared G. LeRoy Beasley to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires January 18, 1928

(SEAL)

Jessie Lee Johnston, Notary Public