

purposes therein set forth.

My commission expires August 8, 1925. (Seal)

Eugene O. Monnet, Notary Public.

A G R E E M E N T .

N O W on this the 27 day of March, A.D.1925, at the City of Tulsa, County of Tulsa, State of Oklahoma, W. B. Stahl, and Thora Stahl, husband and wife, hereinafter designated as first party, and M. L. Wright hereinafter designated as second party:

WITNESSETH:

WHEREAS, said first party is the owner of the fee simple title to the following described property, to-wit:

The South Half of Lot One, Block One Hundred and Twenty-four of the original Townsite of Tulsa, County of, Tulsa, State of Oklahoma, in accordance with the recorded plat thereof, on file in the office of the County Clerk, Tulsa County, State of Oklahoma;

which same is subject to a mortgage for \$3000.00; and

WHEREAS, said first party is desirous of selling and disposing of said property; and

WHEREAS, said second party is desirous of securing some property located in the City of Tulsa, State of Oklahoma; Now Therefor,

THIS AGREEMENT, WITNESSETH, That for and in consideration of the sum of One Dollar (\$1.00) in hand paid in lawful money of the United States of America, by second party to first, the receipt of which is hereby acknowledged, and the covenants and promises hereinafter set forth, it is agreed as follows:

1 - First party agrees to convey unto second party by General Warranty Deed, a good complete and merchantable title to the said South Half of Lot One, as above described, free and clear of all liens and encumbrances of any nature whatsoever.

2 - Second party agrees to accept said above mentioned conveyance and title to said land, only in case the same is approved by his attorney, Eugene O. Monnet; and as a consideration for said conveyance of said title to said lands, agrees upon the execution and delivery of said Warranty Deed by first party to second party, to pay to first party, \$5000.00 in cash, and execute to first party a promissory note for \$12000.00, bearing eight per cent interest, payable annually, dated the same day that said Warranty Deed is delivered to second party, and maturing serially at the rate of \$1000.00 each year until paid, with the additional provision that said second party may at any time pay said note in full with interest to date of said payment. Said \$12000.00 promissory note to be secured by a mortgage on said South Half of Lot One, which shall be subject to and a second mortgage to a mortgage, for approximately \$3000.00 which second party will place on said lands to refinance the same and erect a building thereon. It being further understood that first party shall not record said \$12000.00 mortgage until said refinancing mortgage is completed and itself recorded.

EXHIBIT "A"

3 - Said second party further agrees upon the execution of this agreement to place in the hands of the firm of Young and Williams, Kennedy Bldg., Tulsa, Oklahoma, a check for \$1000.00, payable to said first party, which check shall be placed in the Exchange National Bank, Tulsa, Oklahoma, for safe keeping by said firm. In case said first party perfects his title to said lands according to the terms of this agreement and execute and delivers said Warranty Deed to second party within thirty days from this date, said \$1000.00 check shall be delivered to first party as a party of the \$5000.00 cash payment on said lands. But, in the event said first party cannot deliver a good and merchantable title to second party as provided in this agreement, within said thirty day period, then said \$1000.00 check shall be returned to second party, unless said second party, shall at his option, from time to extend

COMPARED BY  
E. O. Monnet  
and  
M. L. Wright