

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 22, 1924 at 1:45 P. M.
 recorded in book 496, page 303.
 By Brady Brown, Deputy. (SEAL) O. G. Weaver, County Clerk.

268001-cw.

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made this 25th day of June, 1924, by and between S. W. Herron and Esther M. Herron Party of the first part and M. Byfield Tulsa, Oklahoma, party of the second part, witnesseth:

That for and in consideration of Sixteen Hundred Fifty --Dollars (\$1650.00) receipt for Three Hundred fifty Dollars of which is hereby acknowledged as part payment balance payable as hereinafter stated: the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed, to the party of the second part, the following described lands, situated in the County of Tulsa, State of Oklahoma, to-wit: All of lots 23 and 24, in block 45, West Tulsa, Oklahoma, now an addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof. and the said ifirst party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within ten days from the date hereof. Except: Building and Loan of Record, which loan the party of the first part will liquidate., before delivery of deed as per conditions of contract. Second party to ^{pay} all taxes for 1924 and thereafter. It being understood that the said first party binds himself to perfect said title and furnish said abstract.

When said title is perfected and said abstract is furnished, the balance of the purchase price of Thirteen Hundred Dollars (\$1300.00) shall be due and payable as follows: Twenty Five Dollars (\$25.00) to be paid on the 25th day of each succeeding month, commencing with the 25th day of July, 1924. Payments of \$25.00 to be made monthly until balance of \$1300.00 as principal shall have been paid. All deferred payments draw interest at the rate of 8% per annum, the interest payable monthly on the entire unpaid balance. Payments to be made at West Tulsa Bank.

The parties of the first part agree that when the party of the second part shall have paid \$825.00 total as principal, together with all interest thereon, then the party of the first Part shall deliver warranty deed and second party to secure balance of \$825.00 by first mortgage payable at the rate of \$25.00 per month and interest.

Second party to keep building insured for benefit of first party, and a failure on the part of the second party to make such payment within 30 days shall work a forfeiture of the Part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected within the said ten days herein provided, the second party shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time, as he shall see fit.

STATE OF OKLAHOMA,)
) SS.
 COUNTY OF TULSA.)

S. W. Herron
 Mrs Esther M. Herron, Party of the first
 M. Byfield, Part.
 Party of the Second Part.

BE IT REMEMBERED, That on this 25th day of June, 1924, before me a Notary Public in and for said County and State, personally appeared S. W. Herron, Esther M. Herron and M. Byfield 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.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

(Seal) My commission expires October 13, 1926. F. A. Singler, Notary Public.

Filed for Record in Tulsa County, Tulsa Oklahoma on Sept. 23, 1924 at 11:20 A. M. Re-
 corded in Book 496, page 305. (SEAL) O. G. Weaver, County Clerk.
 By Brady Brown, Deputy.