

money.

(4) It is further agreed and understood that the First National Bank of Tulsa, Oklahoma, has an indebtedness secured by a second mortgage covering said real estate in the sum of Ninety-two Thousand (\$92,000.00) Dollars principal which sum also shall be assumed by second party as part of the purchase money above mentioned.

(5) It is further agreed that the remaining purchase money due and payable to first party by second party to-wit, Thirty Thousand Five Hundred (\$30,500.00) Dollars shall be paid upon the transfer of title and delivery of good and sufficient warranty deed covering said real estate by the utilization of the aforesaid Twenty Thousand (\$20,000.00) Dollars this day deposited in the Central National Bank and the additional payment at such time to first party by second party of the sum of Ten Thousand Five Hundred (\$10,500.00) Dollars upon which the entire and aggregate consideration of the aforesaid indebtedness secured by mortgages above referred to, together with said cash payments, shall aggregate the total amount above referred to of Two Hundred Twenty-two Thousand Five Hundred (\$222,500.00) Dollars.

(6) As a part consideration of said contract first party does represent and warrant that the status of said property with reference to leases of any tenants is that there are no leases of any tenants running for any period beyond three years from April 1, 1924, and that none of such tenants under their respective written leases have any rights or options to require or demand any extensions or renewals whatsoever.

(7) Party of the first part further agrees to furnish an abstract of title to party of the second part within fifteen (15) days from this date upon which second party shall have the right of examination of said abstract of title certified down to such date of delivery showing a good and merchantable title in the first party, subject to above described indebtedness secured by mortgages above referred to, and shall have 15 days within which to examine the same by the attorney for party of the second part, and if there should be any defects or requirements in said title, then first party agrees to cure such defects or furnish such requirements within fifteen (15) days from date of the delivery of the requirements,

(8) Party of the first part further warrants that there are no liens, debts, obligations or incumbrances, nor has there been any material or labor furnished or performed which may become a lien or incumbrance as against this property within the statutory period under the laws of Oklahoma,

(9) It is further understood and agreed with reference to the above obligations and mortgages which shall be assumed as a part of the purchase money, that the interest thereon shall be prorated as of the date of the delivery of the deed and transfer of title, and that the insurance shall likewise be prorated up to the time of the delivery of the deed and the passing of title.

IN WITNESS WHEREOF the parties hereto have signed their names and affixed their seals the day and year first above written.

Dan Hunt Sr.
Party of the First Part.

J. L. Seidenbach,
Party of the Second Part,
By J. H. Hopkins, Agt.

STATE OF OKLAHOMA, }
TULSA COUNTY. } SS.

Before me, the undersigned, a Notary Public within and for said County and State, on this 15 day of August, 1924, personally appeared Dan Hunt, Sr., 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 therein set forth. Witness my hand and official seal the day and year last above written.

My commission expires Jan 2, 1928.

(Seal) L. C. Murray, Notary Public.

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PREPARED BY
J.S. [Signature]