

271762-CW.

CONTRACT OF SALE OF REAL ESTATE.

This agreement made and entered into this 22 day of October, 1924, between C. R. Smith of --party of the first part, and Anna E. Burdett, of ---party of the second part.

Witnesseth, That for and in consideration of the conditions hereinafter set forth and the payments to be well and truly made, as herein specified, said first party hereby sells and agrees to convey to said second party by good and sufficient warranty deed, the following described real estate, situated in Payne County, State of Oklahoma, to-wit:

Lots Five and Six in Block Twenty-Two in Lowoy's Second Addition to Stillwater for the sum of Thirteen Hundred Twenty No/100 DOLLARS of which amount said second party has paid twenty (\$20.00 Dollars, the receipt of which is hereby acknowledged, the same being part payment of the purchase money on said lands so purchased; in the event of default being made or neglect by said second party to make or complete any payment as herein stipulated, then in that event all money so paid by said second party shall be forfeited unto the party of the first part absolutely and forever, as liquidated damages, and said party of the second part hereby waives all claim to said sum so paid by said party of the second part, the balance of the purchase money to be paid as follows: 1320 thirteen hundred Twenty dollars secured by mortgage on the West Half of the West 75 feet of Lots one and two Block 4 Parkdale Addition to Tulsa, Okla. subject to 600 remaining at the Tulsa Building & Loan Association said mortgage to bear 8%. all payable at Stillwater.

It is mutually agreed and understood that time is the essence of this contract. And upon full and complete payment as above specified and fulfillment of all the stipulations herein, said party of the first part shall deliver a good and sufficient warranty deed to said second party, together with abstract showing good title in and to the lands sold by said party of the first part.

Taxes for the year 1924 to be paid by first party.

Second party to be given possession Nov. 1, 1924 Abstract of title accepted herewith. This contract and said deed to be held in escrow by said bank until all conditions hereof are complied with.

In Witness Whereof, the parties hereunto have signed their names to these presents on the day and year first above written.

WITNESS: Mrs L. H. Schlehuber.

C. R. Smith.

A. E. Burdett.

STATE OF OKLAHOMA,)
COUNTY OF PAYNE) SS.

Before me the undersigned, a Notary Public in and for said County and State on this 10 day of November 1924, personally appeared C. R. Smith 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 seal the day and year above set forth.

(Seal) My commission expires June 11, 1924.

J. W. Baker, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Nov. 12, 1924 at 1:30 P. M. o'clock recorded in book 499, page 193.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, T. C. Johnson, of Tulsa, Oklahoma, do hereby appoint Cleve Johnson of Tulsa, Oklahoma, my attorney-in-fact for me and in my