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Demaree Stationery Co., 908 Walnut St., Kansas [Ci]ty, Mo.

## Real Estate Contract

This Contract, Made and entered into this 17th day of October 1929 by and between S. B. Slemons, the seller, and Negro Musicians Association, the buyers.

WITNESSETH: That seller has sold and agreed to convey as herein provided the following described real estate in Jackson County, Missouri, to-wit: All of the four apartment flat known as 1823 Highland Avenue, Kansas City, Missouri.

for the price and sum of Four Thousand Seven Fifty (\$4750.00)-----DOLLARS, to be paid by the buyers as follows: One Hundred Dollars at the signing of this contract, the receipt whereof is hereby acknowledged by the seller and which is deposited with E. E. Pullum Realty Company as part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit: \$650 cash on delivery of deed as herein provided The buyers agree to execute a first deed of trust for Four Thousand (\$4000.00) Dollars payable at the rate of Thirty-five 00/100 (\$35.00) Dollars per month with interest at 6% until the whole sum is fully paid. Privilege hereby given to make two or more payments at any time.

All deferred payments to be represented by note, secured by deed of trust on above described property containing usual provisions, drawing interest from date of deed at the rate of 6 per cent per annum, payable semi-annually.

The seller to pay in full all State, County and Municipal taxes, general and special, and all assessments which are a lien on said property, that can be paid at the date of this contract, but none other

The rental from said property shall go to the seller pro-rated to date of the deed and to the buyers thereafter.

The seller shall, within ten days from the date hereof, deliver to the buyer or at the office of E. E. Pullum Realty Company a complete abstract of title to said property from the United States Government to this date with certificates by competent abstractors as to taxes, judgments and mechanics' liens affecting said property. The buyers shall have ten days after such delivery of abstract to examine the same.

If the title be good, the seller shall deliver for the buyer at the office of E. E. Pullum Realty Company Warranty Deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided; the buyer shall then and there pay the balance, if any, of said cash payment, and deliver to the seller the note and deed of trust, if any, hereinbefore provided for, and furnish the seller with insurance policy containing loss clause payable to the seller as her interest may appear; the buyers to accept assignment of insurance now in force, paying therefor the unearned value pro-rated at present current rate.

If the title is defective the buyers shall specify the objections in writing to be delivered to the seller at the office of E. E. Pullum Realty Company within ten days after such delivery of the abstract, the seller shall have the defects rectified within thirty days from date of delivery of such objections, but in case such defects in the title cannot be rectified within that time, this contract shall be null and void, and the money deposited as aforesaid shall be returned to he buyer and the abstract returned to the seller.

If the seller has kept her part of this contract, by furnishing good title as herein provided, and the buyer fail to comply with the requirements within five days thereafter, then the money deposited as aforesaid is forfeited by the buyers, and this contract may or may not be thereafter operative, at the option of the seller.

Time is of the essence of this contract.

IN WITNESS WHEREOFSaid parties hereunto subscribe their names.

Executed in duplicate.

S. B. Slemons By E. E. Pullum Agency

William Shaw Pres.

Casco H. Johnson

Real Estate Contract

FROM

S. B. Slemons

TO

Negro Musicians

Association

Price \$4750.00

Property 1823-25 Highland

Kansas City, Missouri

Date. 19.

Abstract ordered.19.

Abstract delivered 19.

Attorney's opinion received .19.

Closed.19.