

CARTER
REAL ESTATE

Dated	1926
Parties	Stanton Wright Vendor W MacKay Purchaser
Price	£
Property	Situate at Palmerston Road Ringwood South side. 480 feet by 121 feet General Law
Terms	£25 deposit Balance Interest 6% p.a.
Agent	
Comment	Purchaser already in possession Unexecuted draft Contract No Agent noted
Solicitors	Abbott, Beckett & Stillman 440 Chancery Lane Melbourne

CE Carter & Son Pty Ltd

ABN 390 062 316 16

•Licensed Estate Agent

•Auctioneers • Valuers

•Property Managers

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Directors:

Richard A Carter BEc FREI FAPI

William Lyall B. Bus (Prop)

Licensed Estate Agents

K L Carter

Member of REIV

DATED

1926

MR. S. G. WRIGHT

to

MR. W. N. MACKAY

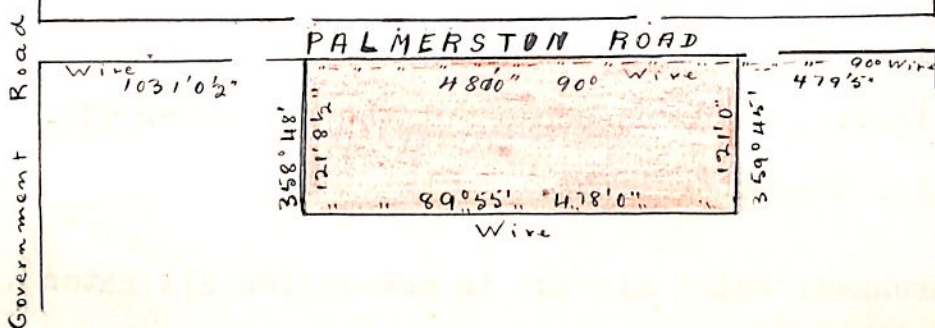
CONTRACT OF SALE

Abbott Beckett & Stillman,
Solicitors,
440 Chancery Lane,
Melbourne.

CONTRACT OF SALE made this

day of

One thousand nine hundred and twentysix BETWEEN STANTON GEORGE WRIGHT of Palmerston Road Ringwood in the State of Victoria Orchardist (hereinafter called, the Vendor) of the one part and _____ in the said State _____ (hereinafter called the Purchaser) of the other part WHEREBY the Vendor doth sell and the Purchaser doth purchase All That piece of land as shewn on the map in the margin hereof and --



and thereon colored red for the price or sum of -----

upon the terms and conditions hereinafter stated namely:

1. The Purchaser shall pay the purchase money as follows: A preliminary deposit of One pound which has already been paid and a further deposit of Twenty four pounds on or before the Fifteenth day of May 1927 and shall pay the residue of purchase money together with interest thereon at the rate of Six pounds per centum per annum calculated in manner hereinafter mentioned by regular consecutive weekly instalments of One pound each on the Monday of each and every week until the Fifteenth day of November One thousand nine hundred and _____ when the balance of purchase money remaining unpaid shall be paid.

2. The Purchaser shall pay interest calculated from the -- Fifteenth day of November 1926 on the amount of purchase money owing at the beginning of each and every quarter during the - currency of this Contract and the weekly instalments herein- before mentioned shall be applied first in payment of such -- interest and the balance applied in reduction of the purchase money from time to time unpaid.

3. The Purchaser may increase the amount of such instalment

or may at any time pay the balance of purchase money for the time being unpaid together with interest to date of payment only.

4. The title to the property is under the General Law and an Application to have same brought under the operation of the -- Transfer of Land Act 1915 is at present pending in the Office of Titles. The Purchaser shall not be entitled to make any requisitions or objections to such title and the Vendor undertakes that he will use his best endeavours to obtain a Certificate of Title to the said land in accordance with his Application. In the event of such Application being unsuccessful the Purchaser shall accept the title under the General Law.

5. The Purchaser being already in possession all rates taxes and other out goings including Land Tax and Insurance Premiums shall be adjusted between the parties as at the Fifteenth day of November 1926.

6. The property is subject to a Mortgage to secure the principal sum of Two hundred and fifty pounds and the Vendor shall not be called upon to discharge such Mortgage until payment in full of the purchase money. The Vendor shall have the right to mortgage the property for a sum not exceeding the balance of purchase money from time to time remaining unpaid.

7. Except as modified hereby the Conditions contained in the Sixth Schedule of the Real Property Act 1915 shall apply to this Contract.

8. Time shall in all respects be of the essence of the Contract.

VENDOR

Purchaser