CARTER
REAL ESTATE

Dated	25 October 1930
Parties	Mrs Emily Syme Vendor Ada Rose Langton Purchaser
Price	£475-0-0
Property	2 acres and 28 perches Situated at Croydon Road Bayswater Part of Lot 21 Plan of Subdivision No 7088 Part Crown Allotment 33 Parish of Ringwood Certificate of Title Volume 5131 Folio 1026191
Terms	£50 Balance 22/6 per week for 5 years Interest 7% per annum
Agent	C.E. Carter
Comment	Together with all buildings erected thereon Signed by Vendor & Purchaser and by C.E. Carter

CE Carter & Son Pty Ltd
ABN 390 062 316 16
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•Auctioneers • Valuers
•Property Managers
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Richard A Carter BEc FREI FAPI
William Lyall B. Bus (Prop)
Licensed Estate Agents
K L Carter
Member of REIV

DATED 25th day of October, 19 30

M rs.E. Syme,

WITH

Mrs. A. R. Langton.

Contract of Sale of Land.

C. E. CARTER.
AUCTIONEER.
RINGWOOD.

Solicitor for Vendor

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LAW INSTITUTE OF VICTORIA

Australian Printing and Stationery Co. Pty. Ltd.,
435 Little Collins Street, Melbourne.

THE LAW INSTITUTE
Copyright by
OF VICTORIA

CONTRACT OF SALE of Freehold Land

under the Transfer of Land Acts.

Copyright No. 10,214.

Vendor or Vendor's Agent as the case may be.

I/we the undersigned C. E. CARTER. Auctioneer,

of Main Street, RINGWOOD.

Agent for EMILY ~~SYME~~, Married woman,

of Mt. Dandenong Road, RINGWOOD EAST.

Purchaser.

hereby acknowledge that I/we have this day sold to ADA ROSE LANGTON Widow

of 13 May Street PRESTON.

Particulars.

All that piece of land being 2 Acres and 28 perches situated at Croydon Road, BAYSWATER being part of lot 21 on Plan of Subdivision No. 7088 lodged in Office of Titles being part of Crown Allotment 33 Parish of Ringwood County of Mornington, being the land more particularly described in Certificate of Title Volume 5131 Folio 1026191.

House or right of way, etc.

Together with all buildings erected thereon.

Leases, mortgages, easements, etc. (if any).

Subject to

Price.

for the sum of Four hundred and seventy five pounds £475- 0-0

The copyright Conditions of Sale of the Law Institute of Victoria and the special conditions (if any) endorsed hereon or annexed hereto shall form part of this contract.

And I/we the abovenamed and undersigned purchaser hereby acknowledge that I/we have this day bought the said land for the said sum which I/we agree to pay as follows:—

(a) a deposit of fifty pounds (£50-0-0) as follows:- Three pounds on the signing hereof and the balance £47 on the 25th. day of October 1930

(b) the residue of the purchase money together with interest at the rate of 7 per centum per annum by consecutive weekly payments of 22/6, such instalments to commence on the 8th day of November 1930. The residue of the purchase money shall become due and payable 5 years from the date hereof.

Rate of interest (if any), time of commencement and when payable.

and I/we agree to pay interest on the balance of the purchase money at the rate of 7 per centum per annum, such interest to be calculated on quarterly rests.

We Dated this 25th, day of October, 19 30.

Charles E. Carter
VENDOR, or Vendor's Agent as the case may be.

Ada Rose Langton
PURCHASER

A copy of the copyright Conditions above mentioned will be produced to the intending purchaser on demand.

Confirmed E. B. Symes.

SPECIAL CONDITIONS (if any).

Special conditions (if any) as to date of possession and other matters.

1. PENDING completion of the purchase the Purchaser shall be deemed the tenant of the property from the Vendor from week to week at the weekly rental of twenty two shillings and six pence and all moneys so received shall be taken as in part payment of the purchase money and interest herein.

2. SHOULD the Purchaser make default in payment of any instalment of the purchase money or other sum of money owing hereunder as and when due or in the performance or observance of any of these conditions then the whole of the Purchase money and other moneys owing hereunder shall at the option of the Vendor become immediately due and recoverable.

3. THE Purchaser shall so long as any money remains due under this Contract insure and keep insured against loss or damage by fire in the joint names of the Vendor and the Purchaser in a public insurance Company in Melbourne to be approved of by the Vendor - all buildings and erections for the time being standing on the land sold up to the full insurable value thereof.

4. THE Purchaser shall have the option of paying off the residue of the Purchase money at any time before the due date together with interest thereon to date of such payment only.

DATED 25th day of October, 19 30

M. E. Syme,

WITH

Mrs. A. R. Langton.

Contract of Sale of Land.

C. E. CARTER,
AUCTIONEER,
RINGWOOD.

Solicitor for Vendor

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435 Little Collins Street, Melbourne.

Received from the within-named purchaser the sum of Three pounds 1 part being the deposit within mentioned.

Dated Oct-22 1930

C E Carter

Stamp duty.

Recd the balance of deposit £47-0-0

Oct 25/30

C E Carter