

No. 3346

P.D.
P.F.
C.L.
C.D.
C.I.

Contract For Deed.

This Agreement, made and entered into this 18th day of March A.D. 1907 by and between the Alsuma Townsite Company, a corporation, party of the first, and Joseph Hunt Jr. and Carl F. Croninger of Vinita, Ind. Ter. party of the second part.

Witnesseth: That if the party of the second part shall first make the payments and perform the covenants hereinafter mentioned the party of the first part hereby covenants and agrees to convey to the party of the second part, in fee simple, clear of all incumbrances, by a good and sufficient warranty deed, the following described property,

Lot (23) Twenty Three Block (10) Ter.

Lot - - - - - Block - - - - -

Lot - - - - - Block - - - - -

in the Town of Alsuma, Creek Nation, Indian Territory, and the said second party hereby agrees to pay to the party of the first part the sum of Thirty Five Dollars (\$35.00) Dollars, payable as follows:

Ten Dollars (\$10.00) cash in hand to agent receipt of which is hereby acknowledged and Ten Dollars (\$10.00) on the first day of each and every month until fully paid.

It is further mutually agreed that in case the party of the second part fails to perform the conditions of this contract, and to make the payments herein provided for, or any part thereof, then the party of the first part may, at its option, upon such failure, cancel and terminate this contract by serving a written notice on the party of the second part, stating that such default has occurred, and stating the time when such contract will be cancelled, or terminated, which time shall not be less than 30 days after the service of the notice; such notice shall contain the amount of the claim paid by the party of the first part.

In case full payment is not made of amount so found due before the expiration of the said 30 days, or any date fixed in said notice, said contract shall cease and determine, and all payments thereto ^{here} made, and all improvements put on the property described herein shall belong to the party of the first part, and shall be retained in full satisfaction and liquidation of all damages sustained through the failure of the party of the second part to perform this contract.

Nothing herein contained shall require the surrender of any notes taken hereunder in, order to accomplish cancellation.

In Witness Whereof, Both parties have hereunto set their hands and seals this day and year herein before written.

(Corporate Seal not affixed)

Alsuma Townsite Company,
By P. C. Lavery, Party, Sales Agent,
Joseph Hunt Jr. and Carl F. Croninger
Party of the second Part.

Filed for Record Mar. 23. 1907, at 8 a.m.
At the Town of Alsuma
Deputy U.S. Clerk and Co-Officer Rec.