

this date, same being the first installment, the receipt of which is hereby acknowledged and the remainder of the consideration to be paid monthly in 32 monthly payments of \$50.00 per month for 31 months and the last installment monthly payment being only \$28.00, until the full amount of the consideration is paid.

It is further mutually agreed between the parties hereto that the said party of the second part shall pay interest at the rate of 7% per annum from and after the default in any of the principal sums as specified in this contract.

It is further agreed by and between the parties that in case of default of the payment of two installments from and after it becomes due for the period of two months for the first year and three months for the second and third year, then this contract shall terminate at the option of the parties of the first part, and all payments that have been made by the party of the second part shall be retained by the parties of the first part as liquidated damages for the use and occupation of the premises, and the party of the second part shall surrender and deliver up to the parties of the first part the possession of said premises.

It is further mutually agreed by the parties that there shall be no interest paid upon the deferred payments except in case of default in the payments as provided in this contract, But in case of default thereof it shall draw the rate of 7% per annum from the date of such default until the installment is paid.

It is further agreed by and between the parties hereto that the parties of the first part shall pay the taxes for 1908 and all taxes thereafter shall be paid by the party of the second part, and the party of the second part agrees to keep the property insured for the sum of not less than \$350.00. Party of the second part shall have the privilege of paying the entire amount of consideration at his option before the same becomes due.

It is further mutually agreed between the parties hereto that upon a full compliance of all the terms and conditions of this contract and upon the payment of the full consideration thereof by the party of the second part, the said parties of the first part shall make and execute to the party of the second part a good and sufficient warranty deed to said land and premises, conveying to said party of the second part, his heirs and assigns, a good title in fee simple, clear of all incumbrances and assessments of every nature and character whatsoever.

The parties of the first part ^{further} agree to furnish at their expense an abstract showing a good perfect title in and to said premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 4th, day of November 1908. Signed in Duplicate.

John W. Dickson

Hannah E. Dickson,
Parties of the first part.

Ed Blanchard
Party of the second part.

STATE OF OKLA.)
) SS.
TULSA COUNTY.)

Before me, Edward E. Barrett, a Notary Public, in and for said County and State, on this 4th, day of November, 1908, personally appeared John W. Dickson and Hannah E. Dickson his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Edward E. Barrett, Notary Public

(SEAL) My commission expires Apr. 4, '12.

Filed for record Nov. 4, 1908, at 5 P. M.

H. C. Walkley Register of Deeds (SEAL)