

The balance of said consideration of \$4500.00 is to be paid as follows:

\$45.00 cash per month, payable each and every month, first payment to be made on July 1, 1922, and to continue until the said amount of the balance of consideration to-wit: \$2800.00 is paid, together with interest on said amount of \$2800.00, or the unpaid balance thereof, at 8% per annum from date, it being understood and agreed that said amount of \$45.00 to be paid as herein stated is to be applied on interest due, at the time of said payment, and the balance to be applied on the principal sum.

The parties of the first part agree with and to parties of the second part that they will secure a good and valid extension of the indebtedness of \$1200.00 against said property, as hereinbefore referred to, for a period of three years from date, at the same terms and parties of second part agree to keep up and make the payments of interest due on said indebtedness, at the time same become due; and in the event parties of the first part fail to secure said extension of said indebtedness, in that event parties of the first part are not to have or collect any payments due under this contract but the same shall remain with the bank in which this contract is placed in escrow, as hereinafter stated.

Parties of the second part shall have possession of the premises herein described immediately upon the execution of this contract, and shall not suffer or commit any waste thereon, and shall keep all improvements in as good condition as they are now in, usual wear and inevitable casualty excepted; and shall pay all taxes and special assessments hereafter becoming due.

Should the parties of the second part fail to keep and perform the conditions as to payments of \$45.00 per month as herein stated, and fail to pay taxes and special assessments as hereinbefore provided, then upon written notice of thirty days, parties of the first part may upon said notice declare this contract to be void and of no further legal effect and may at their option declare the entire balance of the purchase money due and payable at once and in either event parties of the first part shall be entitled to the immediate possession of said premises, and parties of the second part do agree to yield the immediate possession in said event to parties of the first part without further demand.

It is agreed by and between the parties hereto that party of the second part shall have the right to make a larger payment than \$45.00 per month and interest shall cease for the amount of the principal paid, from time of payment, but in the event parties of second part shall have paid an amount more than \$45.00 per month he shall not be declared to be in default of monthly payments so long as the total amount of payments shall be an amount equal to \$45.00 each and every month from the date of this contract.

It is further agreed by the parties hereto that after parties of the second part shall have paid \$500.00 on the principal sum of \$2800.00, and shall have paid all interest due to that time on said principal sum, and shall have paid all interest due on said indebtedness assumed, as hereinbefore stated, and shall have kept up all taxes and special assessments against said property, then and in that event the deed placed in escrow with this contract shall be delivered to parties of the second part and the mortgage in the amount of \$2300.00 and note in said sum, both of which shall be dated by the escrow agent, as of date when said \$500.00 shall have been paid, shall be delivered to the parties of the first part.

The parties further agree that this contract upon its execution shall be delivered to the Exchange National Bank of Tulsa, Oklahoma, together with warranty deed to said property executed by parties of the first part to parties of the second part and note and mortgage on said property in amount of \$2300.00 executed by parties of