

204426 C. J.

COMPARED " STANFORD HEIGHTS ADDITION  
CONTRACT FOR THE SALE OF REAL ESTATE.

In Stanford Heights Addition

THIS CONTRACT, Made and entered into this 1st day of July, 1922, by and between J. T. STANFORD and Marie L. Stanford, His wife of Tulsa, Oklahoma, party of the first part, and C. Z. Peachey and Mrs. L. M. Peachey His wife, party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of (\$1500.00) Fifteen Hundred Dollars to be paid as follows, to-wit: (\$15.00) Fifteen ~~Hundred~~ Dollars No/100 Dollars, to be paid in cash at the time of this agreement, the receipt of which is hereby acknowledged, and the further sum of (\$1500.00) Fifteen Hundred & No/100 Dollars, due and payable in monthly installments of (\$15.00), Fifteen No/100 Dollars each, one Installment due and payable on the Aug. 1st 1922 and one <sup>1st</sup> installment due and payable on the -----day of -----192---- day of each and every month thereafter until the sum of (\$1500.00) Fifteen Hundred Dollars has been paid in full, the last Installment being the sum of (\$15.00) Fifteen Dollars and in consideration of the covenants, payments and agreements contained in this contract, the party of the first part does hereby agree to sell to the said party of the second part, and said party of the second part hereby agrees to buy, the following described property situated in the County of Tulsa, State of Oklahoma.

Lot No. (7) Seven Block (3) Three Stanford Heights Addition to the City of Tulsa, Tulsa County Oklahoma, According to the Recorded Plat thereof Which included the two room frame house located on same, and is a part of this contract, and shall be considered so.

The unpaid consideration of this contract to bear interest at the rate of 8% per cent. per annum, payable monthly, and at the same time and place as the monthly installments herein provided for.

All payments under this contract to be due and payable at the Stanford Furn Co. Office 114 E. 2nd St. Tulsa, Oklahoma.

PROVIDED ALWAYS, That this agreement, and any and all of the covenants and conditions herein contained, are binding upon the parties, their heirs and assigns, provided further that this contract shall not be assigned, and that no building or improvement shall be erected or made upon the above described property, by party of the second part, without the written consent of the party of the first part, and in no event shall the second party, his heirs or assigns, sell, transfer or convey any portion of the above described property to any person of African blood, or erect upon any portion of the premises herein described, a building other than a dwelling house, and costing less than (\$3,000.00) Three Thousand Dollars

House is to be located not closer than 30 ft from front of property line -----Dollars, and located closer than -----feet from the front line of said premises.

And the said party of thesecond part, in consideration of the premises, hereby agrees to pay all taxes and assessments that may be levied against said property, when due, and will not at any time allow any taxes or assessments against said property to become delinquent during the existence of this agreement, and further agrees to keep the improvements upon the above described premises insured against fire and wind, during the existence of this agreement, in the sum of (\$1500.00 Dollars,

And the said party of the first part hereby agrees, on receiving the sums herein before named and the interest thereon, of the time and in the manner provided by this