

WITNESSETH: That the party of the first part has this day bargained and sold to the party of the second part, free and clear of all liens and encumbrances, dower and homestead interests, the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

Lot Six (6) in Block Five (5) in Cherokee Heights Addition to the City of Tulsa, according to the plat thereof recorded in the Recorder's Office of said County;

The party of the second part hereby agrees to pay therefor the sum of Twenty three hundred and fifty (2350.00) dollars as follows:-- Three hundred (300.00) dollars cash upon execution of this contract, receipt of which is hereby acknowledged; the balance of two thousand and fifty (2050.00) dollars to be paid in installments of thirty (30.00) dollars per month with interest on the deferred payments at the rate of eight (8) per cent per annum; all accrued interest upon the unpaid installments to be paid monthly and concurrently with the \$30.00 installments provided for. It being the intention of the parties hereto that interest on all payments shall be paid monthly and at the time each \$30.00 installment is paid on the principal sum when due.

When said installments with interest thereon are paid in full, party of the first part hereby agrees to convey said property to said party of the second part by good and sufficient general warrant deed, free and clear of all liens and encumbrances, excepting taxes and special assessments accruing or to accrue or mature after the date of this contract, which second party is to pay. All taxes for the year 1917 are to be paid by the party of the first part.

Party of the first part is to deliver to party of the second part, upon completion of the payment of all installments above provided for and at the time of delivery of deed, a good and sufficient merchantable abstract of title, showing title as above provided in the party of the first part.

It is further agreed that in the event second party shall make default in the payment of any of the monthly installments with interest as above provided, for the period of thirty (30) days, after the same shall have accrued, that said party of the first part shall have the right and option to declare said contract forfeited and may terminate the same and retain all sums paid thereon as rent for the use and occupancy of said property by said party of the second part, and said party of the second part shall thereupon deliver up to the said party of the first part, the possession of said premises without further notice.

Upon payment by the party of the second part of the \$300.00 above provided for and not later than the Fifteenth day of June, 1918, possession of said property is to be delivered by said first party to said second party.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals the day and year first above written.

H. C. Stahl

W. J. Henry

Tulsa, Oklahoma, November 23, 1918

For value received, I hereby assign, transfer and set over to A. L. Fowler, late of Deming New Mexico, now temporarily located in the City of Tulsa, Oklahoma, and all my right, title interest, claim or demand, in and to the real estate and improvements thereon described in the within contract.

Witness my hand and seal the day and year above written.