

(1500.00) and the covenants, payments and agreements hereinafter contained, the parties of the first part do hereby agree to sell to the said party of the second part, and the said party of the second part agrees to buy the same, the following described property situated in the County of Tulsa, State of Oklahoma, and described as follows, to-wit:

Lot Twenty two (22) in Block Six (6) of College Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, as per the recorded plat thereof.

Said additional sum of FIFTEEN HUNDRED DOLLARS (\$1500.00) to be paid in the sums and manner following:

The sum of TWENTY FIVE DOLLARS, (\$25.00) or more, on or before, September 28th 1922, and the sum of TWENTY FIVE DOLLARS (\$25.00) or more, on or before the 28th day of each and every month thereafter until the total sum of FIFTEEN HUNDRED DOLLARS, (\$1500.00) is fully paid.

With interest from August 28th, 1922, on unpaid balances, at the rate of eight (8) per cent per annum, payable monthly, at the time and in addition to the regular monthly payment of Twenty five dollars on principal sum.

And the party of the second part, in consideration of the premises hereby agrees to pay all taxes and assessments accruing hereafter when due, that may be levied against said property, and will not at any time allow any taxes or assessments against said property during the existence of this agreement, to become delinquent.

And the party of the second part, also agrees to keep the property herein agreed to be conveyed, insured for a reasonable amount and not under \$1000.00, during the life of this Contract, with Loss Clause payable to the parties of the first part, in case of loss, as their interests may appear.

And the said parties of the first part hereby agree, on receiving the sums hereinbefore named and the interest thereon, at the times and in the manner herein mentioned, and upon the surrender of this Agreement, to execute and deliver to the said party of the second part, her heirs or assigns, a good and sufficient Warranty Deed, accompanied by an abstract of title to said land, conveying to the said second party a fee simple title to said premises, free and clear of all encumbrances, existing against said premises at the date of this agreement.

And it is hereby mutually understood and agreed by and between the parties hereto, that time is the essence of this contract, and in case the said parties of the second part shall fail to make the payments hereinbefore specified, or any of them, or the interest thereon, punctually upon the terms and at the times herein stated, or shall fail to pay the taxes and assessments that may be levied and assessed against said land, before the same shall become delinquent, then this contract shall, so far as it may be binding upon the parties of the first part, become absolutely null and void, and of no effect, and all the rights of the said party of the second part shall cease and determine. And the said parties of the first part shall have the right immediately upon the failure of the said party of the second part to comply with the terms of this contract, to enter upon said land and take immediate possession thereof, together with all the improvements thereon.

And it is further mutually understood and agreed that in case the said party of the second part shall fail to comply with the terms of this contract, that any improvements placed upon said land by her during the existence of this contract, and any sums paid by the party of the second part to the parties of the first part, under any virtue of this contract, shall be and belong to the said parties of the first part