

William Vance

Party of the Second part

Edith Mills

William L. Mills

parties of the first part.

STATE OF OKLAHOMA, }

COUNTY OF TULSA }

Before me J.H. League, a Notary Public in and for said county and state, on this 28th day of December, 1922, personally appeared Mrs. Edith Mills and W.L. Mills, her husband, and William Vance, 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. My commission expires May 16, 1926 (SEAL) J. R. League, Notary public
Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 28, 1922 at 11:20 o'clock A.M.
in Book 430, page 508

By F. Delman, Deputy

(SEAL)

O. D. Lawson, County Clerk

217679 C. J. COMPARED

CONTRACT FOR DEED

KNOW ALL MEN BY THESE PRESENTS:

That H. A. Patton of Tulsa, Oklahoma, the first party hereby agrees to sell and convey unto Ray Hillman of Tulsa, Oklahoma, the second party, by a good and sufficient warranty deed, the following described premises, to-wit: West one half ($\frac{1}{2}$) of lot five (5) block two (2) in Highlands First Addition to the City of Tulsa Oklahoma, in Tulsa County, State of Oklahoma, for the sum of five Thousand (5,000.00) dollars paid and to be paid as follows: \$350.00 cash in hand, receipt of which is hereby acknowledged; \$60.00. This sixty dollar payment is in payment of interest and the balance of it is in payment of principal, on February first, 1923 \$60.00 on March, first, 1923, and a like sum every month on the first day of said month thereafter until said purchase price is paid in full, together with interest on said principal sum of eight per cent per annum from December, 27, 1922, payable Monthly as per terms of second party's promissory note in favor of first party, this day executed and delivered.

Party of second part agrees to pay all payments and interest payments on a first mortgage of eighteen Hundred dollars when due. And agrees to pay this mortgage at maturity.

From December 27, 1922 second party shall have possession of said premises, and shall not commit nor suffer to be permitted any waste thereon; shall keep all improvements in as good condition as they are now in, usual wear and inevitable casualty excepted; and shall pay all taxes hereafter becoming payable. But should second party fail to keep and perform all the foregoing conditions, or to make said payments of purchase money or taxes as same become due, then, at the option of said first party, this contract shall be void and the payments made shall be retained as rent for the use of said premises

or first party may declare the entire balance of purchase money due and payable at once; ~~in either said options is hereby waived by party of 2nd part.~~ Party of second part agrees to keep property insured against fire, lightning and windstorm for a reasonable amount and not less than three thousand dollars, with a loss payable clause to party of the first part as his interest may appear.

This contract shall extend to and be binding upon the heirs of the parties hereto.

In construing this instrument the words "first party" and "second party", wherever used, shall be held to mean the parties named in the preamble as parties hereto.

Executed and delivered this 27 day of December A. D. 1922.

Witness: E. M. Carter

H. A. Patton

O. H. Orman

Ray Hillman