

to the City of Tulsa, according to the recorded plat thereof, Said purchase price of twenty three hundred dollars (\$2300.00) is to be paid as follows to-wit: Three hundred dollars (300.00) cash in hand paid, the receipt whereof is hereby acknowledged by seller. The balance of said purchase price is to be paid in monthly installments of twenty-five dollars (\$25.00) per month, on the first day of each and every month hereafter until said balance is paid in full, together with interest on the balance remaining from time to time unpaid at the rate of eight (8) per centum per annum, payable monthly. All payments, including payments on principal and interest to be at the First National Bank of Tulsa, Oklahoma, and the receipt of said bank therefor shall be a full release and discharge for the amount of such payment.

When buyer shall have paid to seller the sum of \$1,000.00 hereunder, exclusive of interest, seller agrees to convey said property to buyer by good and sufficient warranty deed as hereinbefore provided, and free, clear and discharged of and from all liens or other incumbrances of whatsoever nature, except taxes for the year 1923, and special assessments hereafter assessed against said property upon the delivery by buyer to seller of her mortgage on said premises securing the balance due seller hereunder. Provided, that seller may at any time elect to execute and deliver to buyer deed to said premises, and buyer shall upon such election execute and deliver to seller her note for the balance remaining unpaid, secured by mortgage on said property.

In the event buyer fails, neglects or refuses to make any payment required hereunder at the time and in the manner as hereinbefore provided, or fail, neglect or refuse to perform any condition of this agreement upon her part, then and in such event seller, may, at his option, declare all unmatured installments immediately due and payable and proceed to enforce the collection thereof in any manner provided by law, or seller may declare this contract rescinded and take immediate possession of said premises, and retain all sums paid by buyer hereunder as ~~X~~rent for the use of said premises. It is agreed that time is of the essence of this agreement, and that a letter addressed to the buyer at 2641 East Fairmont Street, Tulsa, Oklahoma shall be a sufficient notice of the exercise of said option.

Buyer shall have the option to pay any additional amount on any installment paying date, and all interest on such additional amount so paid shall cease.

This contract shall not be assigned or transferred without the written consent of seller.

The provisions of this agreement shall extend to and be binding upon the heirs, executors, administrators and assigns of the respective parties hereto.

Fred A. Pringle,  
Party of the first part.  
Gertrude M. Jones,  
Party of the second part.

State of Oklahoma)  
County of Tulsa ))

Before me, the undersigned, a Notary Public, in and for said County and State, on this 11th day of January, 1923, personally appeared Fred A. Pringle a single man, to be known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. My commission expires January 2, 1927. (SEAL) Arden E. Ross, Notary Public. Filed for record in Tulsa County, Okla. on Jan 12 1923. at 11:20 A.M. and duly recorded in book 432, page 256, By Brady Brown, Deputy,