

herby agree to sell to said second parties and the said second parties do herby agree to buy from said first party, on the terms and conditions hereinafter set forth, the following described premises, to-wit:

Lot six (6) Block three (3) East Lynn addition to the
City of Tulsa, Oklahoma, according to the recorded
plat thereof,

It is stipulated and agreed by and between the parties hereto that the consideration named therein for said premises is ~~\$4200.00~~^{\$2000.00}. Party of the first part is to secure a loan on said above described premises for the sum of \$2000.00, which \$2000.00 party of the first part is to take up the present loan of \$1500.00 and is to pay the 1921 taxes on said premises, is to pay second mortgage of \$42.50 given by party of the first part to Charles B. Dent and is to pay the installment of paving tax due September, 21, 1922, and is to apply the balance of said \$2000.00 to the payment of notes now in her possession heretofore given by parties of the second part to the party of the first part. The said \$2000.00 mortgage which is to be secured upon said premises by party of the first part is to be assumed and paid by parties of the second part. The balance of said \$4200.00 consideration for said above described premises is to be paid by said second parties as follows: \$125.00 of which consideration is to be paid in cash, and has already been paid, the receipt of which is hereby acknowledged, and the balance of said purchase price is to be paid in the following sums and on the following dates as evidenced by 99 promissory notes, 98 of which notes are for the sum of \$25.00 each and one note for the sum of \$25.38, and payable as follows: One note is due and payable on the 7th day of September, 1922, and one note is due and payable on the 7th day of each and every month thereafter, until all of said notes together with interest thereon are fully paid. All of said notes are to bear interest at the rate of 8% per annum payable monthly from date until paid. That is, the interest on each note up to and including the note due on the 7th day of August, 1923, which is the expiration of the first year after the date of this contract, and all interest on said notes for the first year then unpaid is to be due and payable on that date. Then the interest is to be paid on each of the notes becoming due after August 7, 1923, when each note is paid on the month that it is due. Then on August 7, 1924, the interest on all the remaining notes then due and unpaid is to be paid for the year and the interest is to be paid ^{yearly} on all the notes remaining due and unpaid at the expiration of the year after the execution and delivery of this contract, until all the notes are fully paid. It is understood however, that the interest on each note after each yearly payment of interest up to the next yearly payment is to be due and paid when the notes are paid.

It is further stipulated and agreed by and between the parties to this contract that the parties of the second part by reason of being put in possession of said premises about two months prior to this date, are to pay all taxes and assessments of whatsoever kind and nature that may be now due against said premises or thereafter to be levied thereupon, except the taxes for 1921, which grantor is to pay.

It is further stipulated and agreed by and between the parties hereto that parties of the second part are to take out insurance in some old line fire insurance company, satisfactory to the party of the first part, with the loss clause attached to said policy, making said policy of insurance in the event of loss, payable to grantor herein, her heirs or assigns as her or their interest may appear at the time of loss.

It is further stipulated and agreed by and between the parties to this contract that time shall be the essence of this contract and that in the event that parties of the second part fail to comply with any of the conditions of this contract and making