

this mortgage with all interest thereon shall immediately become due and payable, and foreclosure may be had of this mortgage. Said mortgagor expressly waives the appraisalment of said real estate and all benefit of the homestead exemption and stay-laws of the State of Oklahoma.

Dated this 31st day of January, 1923, Richard Adkins (His X mark)

By the request of Richard Adkins I wrote his signature to this mortgage and he then affixed his mark hereto in execution thereof in my presence.

Anna A. Muster.

Executed also in my presence, Winnie McKinney.

State of Oklahoma)
County of Tulsa) SS

Before me, a Notary Public, in and for the above named County and State, on this 31 day of January, 1923, personally appeared Richard Adkins, a widower to me personally known to be the identical person who executed the within and foregoing mortgage by his mark in my presence and in the presence of Anna A. Muster and Winnie McKinney as witnesses, 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.

Witness my signature and official seal, the day and year last above written.

My commission expires June 3rd, 1924.

(SEAL) C. R. Hunter, Notary Public,

Tulsa County, Oklahoma

Filed for record in Tulsa County, Okla. on Jan. 31, 1923, at 3:10 P.M. and duly recorded in book 432, page 489, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

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LOT CONTRACT.

This agreement, made and entered into this 23rd day of December, 1921 by and between J. M. Gillette of Tulsa, Oklahoma, party of the first part, and Blythe Sears, of Tulsa, Oklahoma, party of the second part.

Witnesseth, that the party of the first part agrees to sell, and the party of the second part agrees to pay for, the following described real estate, to-wit:

The south fifty feet (50') of the north two hundred feet (200') of the west one hundred thirty feet (130') of lot three in Block three (3-3)

of Fair Acres addition to Tulsa, according to the recorded plat thereof.

It is agreed by and between the parties hereto, that the purchase price of the above described lot shall be thirteen hundred fifty and no/100 dollars, payable as follows, (\$50.00 in labor this day paid, the receipt of which is hereby acknowledged and the balance of thirteen hundred to be paid as follows: Twenty five dollars per month each and every month until balance is paid in full.

The deferred payments draw interest at the rate of 8 percent per annum from their date until paid. Said payments are payable at 203 Seaman Bldg., Tulsa, Oklahoma.

It is agreed and understood that time is the essence of this contract, and in event of default on the part of the party of the second part, or upon his failure to make either one or all of the said payments at the time same are due and payable, this contract shall, at the option of the party of the first part be instantly terminated and the said party of the second part shall forfeit all payments made by him prior to such default; and all such payments so forfeited shall be retained by the said party of the first part, as rental and in full liquidation of all damages by him sustained, and he shall have the right to re-enter and take possession of said premises without being liable in any action therefor.