

amount proportioned, then and in that event parties of the second part shall have the right at any time to pay the full assessment of paving taxes against the parcel of land first above described and second parties agree for themselves, their heirs and assigns to accept a receipt signed by the proper authorities showing said payment in full and to apply the amount stated in said receipt as an installment payment on the principal sum remaining unpaid at that time and to give parties of the second part credit on the note herein referred to in the amount of said receipt.

Parties of the second part agree to keep said premises insured with fire and tornado insurance in an amount of Twenty-Six Hundred Dollars (\$2600.00), with loss payable clause to parties of the first part as their interests appear.

When the purchase price as herein specified, with interest, has been paid by parties of the second part, their heirs and assigns, and they are entitled to receive said deed of conveyance, parties of the first part agree to furnish abstract of title to said premises to the parties of the second part.

Time is of the essence of this contract, and in ^{Case} once parties of the second part fail, neglect or refuse to make the payments on said note and interest accruing thereon at the time and in the manner herein provided, the payments made hereunder shall be considered as rent for said premises, and parties of the first part shall thereupon be entitled to the immediate possession of said property, however, in case of sickness of one of the parties of the second part, or for other good and valid reasons, the parties of the second part fail to meet any payment for a period of sixty (60) days after same becomes due, then and in that event parties of the first part shall not be allowed to forfeit this title until the expiration of such period of Sixty (60) days, provided, however, that this sixty (60) day period of grace shall be given to the parties of the second part only once during each calendar year that this contract remains in force and effect.

This contract is executed in duplicate the day and year first above written, and shall extend to and be binding upon the parties hereto, their heirs, administrators, executors and assigns.

George H. Coe

Esther H. Coe.
Parties of the first part.

Virgil R. Patrum

Zoe Banks Patrum,
Parties of the Second part.

ACKNOWLEDGMENT

STATE OF OKLAHOMA,)
COUNTY OF TULSA,) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of February, 1924, personally appeared George H. Coe and Esther H. Coe, his wife, 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.

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

My commission expires 3-1-25

(SEAL)

T. H. Hammett, Notary Public.

STATE OF OKLAHOMA,)
COUNTY OF TULSA,) SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of February, 1924, personally appeared Virgil R. Patrum and Zoe