

## COMPARED

and the said party of the second part covenants and agrees to pay to said party of the first part, the sum of seven hundred fifty dollars, in the manner following; Fifty (\$50.00) dollars, cash in hand, paid, the receipt whereof is hereby acknowledged and the balance of \$700.00 in installments of \$20.00 per month beginning April 28th, 1923, interest to be paid monthly on the unpaid balance of the principal sum of this contract at the rate of 10%. The deferred payment are evidenced by 35 notes. (It is mutually agreed that the said second party has the right to pay larger payment on this contract than the amounts above set out and that he may pay the full contract at anytime at his option, with interest at the rate of - - - per cent per annum, payable, annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land, subsequent to the year 1922, and keep the buildings insured for \$---. If there is a mortgage on said property, pay interest and taxes there on up to. It is mutually agreed that time is an essential element of this contract. And it is further agreed that in case of any payment, either of principal or interest, remaining unpaid for a space of 30 days after the same shall become due, and in case of failure of the said party of the second part to make either of the payments or to perform any of the covenants on - - part hereby made and entered into, this contract shall at the option of the party of the first part, be forfeited and determined and the party of the second part shall forfeit all payments by default on this contract, and such payments shall be retained by the said party of the first part in full satisfaction of all the damages by - - - sustained and shall have the right to re-enter and take possession of said premises aforesaid.

It is mutually agreed that all the covenants <sup>and agreements</sup> herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In witness whereof, the parties of these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of-

George W. Conklin  
Charles C. Banther  
Clara Banther.

State of Tulsa )  
Tulsa County ) SS

On this 28th day of March, A.D. 1923, before me the undersigned, F. A. Singler, a Notary Public, duly commissioned and qualified for and residing in said County personally came George W. Conklin and Charles C. Banther, & Clara Banther, to me known to be the identical persons whose names affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

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

(SEAL) F. A. Singler, Notary Public.

My commission expires the 13 day of October, 1923.

Filed for record in Tulsa County, Okla. on March 30, 1923, at 4:10 P.M. and duly recorded in book 445, page 393, By Brady Brown, Deputy,

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

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COMPARED

REAL ESTATE MORTGAGE.

I hereby certify that I received \$210 and issued Receipt No. 2279 in payment of mortgage tax on the within and over.

Dated this 30th day of March 1923

WAYNE L. DICKEY, County Treasurer

This indenture, made this 30th day of March, 1923, by and between A. J.

Charles E. Dent and Evangeline Dent, his wife, of the County of Tulsa and State of