

## COMPARED

Witnesseth: That for and in consideration of the sum of three thousand nine hundred ten and 35/100 (\$3910.35) <sup>dollars</sup> of which sum three thousand (\$3000.00) dollars is principal and nine hundred ten and 35/100 (\$910.35) dollars, is interest that will accrue under the terms and conditions of this contract during the period thereof at the rate of 8% per annum) to be paid by the party of the second part to the party of the first part in the manner hereinafter described, the party of the first part agrees to and with the said second party, to execute and place in escrow, in the Sand Springs State Bank of Sand Springs, Okla. a copy of this contract, together with the abstract showing merchantable title to be delivered to the party of the second part (at the completion of this contract) and a good and sufficient warranty deed conveying unto the said second party, the following described real estate, to-wit:

Lot numbered twenty (20) Block numbered three (3) of  
the Twin Cities sub-division of the southeast quarter  
of section six, township nineteen (19) north, range  
twelve (12) east,

Excepting all oil, gas and mineral rights, which are hereby reserved to Olive Lavon Rayburn and Ross H. Rayburn, her husband, in Tulsa County, State of Oklahoma, according to the official recorded survey thereof.

It is agreed by and between the parties hereto, that the sum of three thousand nine hundred ten and 35/100 (\$3910.35) dollars, to be paid by the said second party to the said first party, shall be paid in the following manner, to-wit:

Four hundred (\$400.00) dollars of the said sum of three thousand nine hundred ten and 35/100 (\$3910.35) dollars shall be paid at the execution and delivery of this instrument receipt whereof is hereby acknowledged, and the balance of the said sum of \$3910.00 shall be paid in one hundred four monthly installments. Beginning April 20, 1923 and evidenced by one hundred four promissory notes of even date hereof made and signed by said second party, and payable to the order of said first party, with interest thereon at the rate of 8% from maturity, payable at Sand Springs, Oklahoma, note number one to be for the principal sum of twenty five dollars \$25.00 and seventeen and 34/100 (\$17.34) dollars interest, payable April 20, 1923, and each subsequent note becoming due each succeeding thirty days thereafter, with the interest payment figured less 16-2/3¢ per month, until the last note which shall be for the principal sum of \$25.00, and 17¢ interest, or a total of \$25.17, according to the tenor of said notes and said notes are hereby made a part of this contract of sale as fully as though set out at length herein.

It is further agreed; by and between the parties hereto that the party of the ~~party~~ of the second part shall have full and complete possession of the said real estate from and after this date, and in consideration thereof, the said second party agrees to pay all taxes and legal assessments made by law that may become due and a lien thereon after the year 1922, and to keep said premises insured in the sum of two thousand (\$2000.00) dollars, in favor of the party of the first part in some insurance company to be approved by said first party.

It is expressly agreed: By and between the parties hereto that time is the essence of this contract, and that any failure on the part of the party of the second part to pay any of the above mentioned notes when the same shall become due and payable shall work a forfeiture of this contract, and that all right, title and interest of said first party shall be released of and from all his obligations to said second party arising by virtue of this contract, and that all payments made by said second party

*Second party to said premises shall receive and that said*