

second part agrees to pay for, the following described real estate, to-wit: ~~COMPARED~~

The west one half ( $W\frac{1}{2}$ ) of the north one-half ( $N\frac{1}{2}$ ) of lot numbered nine (9) in Block numberd two (2) in T. Dickson addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, of Dickson addition to Tulsa, Okla. 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 five hundred and no/100 (\$500.00) dollars, payable as follows: \$50.00 cash, this day paid, the receipt of which is hereby acknowledged, and four hundred fifty (\$450.00) dollars payable at the rate of \$15.00 per month with interest at the rate of 8% per annum, payable semi-annually, the party of the second part reserves the right to pay any amount over and above the specified \$15.00 per month.

The deferred payments are evidenced by 1 promissory note of second party, of even date herewith, and which draw interest at the rate of 8 per cent per annum from their date until paid. Said notes are payable at 715 West Fourth St. Tulsa, Okla. to T. Dickson, to be credited to O. E. Crahaugh.

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 the 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.

When all the payments called for under this agreement shall have been well and truly made, the party of the first part agrees to execute and deliver to party of the second part a good and sufficient warranty deed to the above lots and they shall be free and clear of all encumbrances, except taxes for the year 1923 and thereafter.

In witness whereof, the parties hereto have hereunto set their hands this 20th day of April, 1923.

E. O. Crabaugh,  
Henry Stoffel,

Witness, L. Laravae.

State of Oklahoma )  
                          ) SS

County of Tulsa ) Before me, a Notary Public, in and for the County of Tulsa, State of Oklahoma, on this 20th day of April, 1923, personally appeared E. O. Crabaugh and Henry Stoffel, to me known to be the identical persons who subscribed their names to the 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.

(SEAL) L. Laravae, Notary Public.

My commission expires Sept. 21, 1923.

Filed for record in Tulsa County, Oklahoma, on April 20, 1923, at 11:00 A.M. and duly recorded in book 445, page 540, By Brady Brown, Deputy

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