

Witnesseth: That the said party of the first part for and in consideration of the sum of \$3,950.00, to be paid as hereinstated, hereby sells and agrees to convey unto the said party of the second part, his or her heirs or assigns, all of the following described property, situated in Tulsa County, Oklahoma, to-wit:

All of lot six (6) in block one (1) in College addition to the City of Tulsa, according to the recorded plat thereof, and the said party of the first party for such consideration does hereby agree to make, execute and deliver a good and sufficient warranty deed to the said property, conveying the said property to the party of the second part, and deposit the same in escrow in The Producers National Bank, of Tulsa, Oklahoma, together with a copy of this agreement to be held until the terms hereof are fully complied with and the purchase price above mentioned is fully paid as described below, and thereupon to be delivered to the second party. It is agreed, however, by and between the parties hereto, that should the party of the second part or assigns fail to pay the notes, installments as they become due with the interest thereon according to the ^{terms} of this contract and mortgage, then when two or more shall become delinquent the party of the first part or assigns may have the privilege at his option of removing said deed, contract and notes from the bank, without notice to the second party, or in case party of the second part or assigns shall fail to pay the first mortgage according to its terms when due, or taxes, assessments or insurance in that event party of the first part may declare this contract null and void, and all rights, interests hereby created or then existing in favor of the second party shall utterly cease and the premises hereby contracted for, and the possession thereof, shall revert to and revert in first party (without any act of re-entry or declaration of forfeiture or other act to be by first party performed) fully and perfectly as if this contract had never been made, and any cash paid under this agreement shall be retained by first party as rental for the use of above described property and for liquidated damages, up to such date and thereafter the second party shall have no right or equity of any kind whatsoever in said property.

In consideration of the foregoing the party of the second part does hereby agree to buy the said property and pay thereof the sum of \$3,950.00 as follows, to-wit:

The sum of \$350.00 cash in hand (a certain diamond ring,) the receipt of which is hereby acknowledged.

The sum of \$1,742.40 represented by a first mortgage in the original sum of \$1,800.00 this being payable at the rate of \$14.40 principal and \$14.94 interest or a total of \$29.34, on or before the 10th of each and every month, with certain penalties in now paid when due.

The sum of \$590.00 payable at the rate of \$10.00 each and every month on or before the 20th, with interest at the rate of 8% payable semi-annually.

The sum of \$1,267.60 on July 26th, 1928, interest payable semi-annually.

It is expressly understood and agreed that the title to the property herein sold is reserved in the first party until the entire purchase price is fully paid, however, first party agrees that as soon as \$1,000.00 and interest is paid on the amount due the first party should the second party so demand and request first party will deliver to second party said deed, said deed to be placed of record with mortgage following.

The second party assumes and agrees to pay in full all taxes both general and special assessments to sign any and all petitions for sidewalks, sewers, paving, at the request of the first party and said second party hereby appoints and empowers the first party as agent to sign for second party any and all petitions required to secure such improvements.

No transfer of possession of the premises, or assignment of this contract shall be valid, unless the same shall first be made in writing, and assented to by the first party in writing.