

COMPARED

North forty five (45) feet lot four (4) block seven (7)
Lindsey addition to the City of Tulsa, Tulsa County, Oklahoma,
according to the recorded plat thereof,
Lot three (3) Block seven (7) Lindsey addition to the City of
Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof,
The west fifty (50) feet of the south forty five (45) feet of the
lot six (6) in block seven (7) of Lindsey addition to the City of
Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof,
and the said first parties hereby warrant title to the same.

The said second party to have and to hold the said premises above described, together with all rights and claims of homestead exemption of the said parties of the first part their heirs, executors administrators, and assigns, therein, with all the privileges, rights, hereditaments and appurtenances to the said premises and homestead exemption in any wise appertaining and belonging.

Provided, however, this conveyance is made upon the following covenants, terms and conditions, to-wit:

First: Said first parties hereby covenant and agree that they are lawfully seized in fee of the premises hereby conveyed, and that they have good right to sell, mortgage and convey same as aforesaid; that the said premises are clear of all incumbrances; that they will forever warrant and defend the title to the said premises against all lawful claims and demands,

Second: That the first parties will pay to the second party S. E. Vance, or his order, on the first day of October 1925, the sum of twenty three thousand dollars (\$23000.00) with interest thereon until day when paid at the rate of ten per cent per annum, payable annually; said first payment however, of interest at said rate to be made on the first day of October, 1924, and to be ten per cent from this date till said last named date, and if any or all of said interest is not paid when due it shall bear interest, at the rate of ten per cent per annum from maturity until paid in accordance with the terms and tenor of one principal note for said sum of twenty three thousand dollars (\$23000.) bearing date April 17, 1924, and provide that in case of default and collection by an attorney or by suit the maker of said note agrees to pay an additional sum of ten per cent of the amount due as attorney, fee.

Third: That during the continuance in force of this instrument the said first parties will pay all taxes charges or assessments, general or special, that may be levied upon said real estate by authority of the City, County and State in which same is situated; when the same shall by law become due and payable and the said first parties shall not be entitled to offset against the sums hereby secured for the taxes so paid. The said first parties further agree to constantly keep the said premises free from mechanic's liens and all other liens and to protect the security hereunder against any adverse superior or intervening claim or interest and for value received the said first parties waive all benefits of the stay, valuation, appraisement and exemption laws of Oklahoma.

Fourth: The said first parties agree to keep all buildings, fences, sidewalks, and other improvements on said real estate in as good repair and condition as the same ^{nor} are and to permit no waste or deterioration; that they will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business or such as will tend to injure or unfit said premises for general business or residence purposes; that they will constantly keep in repair all furnaces, pipes, electric wiring and plumbing so as to prevent damage or undue risk to the property, thereby.