

Filed for record in Tulsa County, Okla. on May 31, 1923, at 2:40 P.M. and duly recorded in book 455, page 50, By Brady Brown, Deputy,

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

COMPARED

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AGREEMENT.

COMPARED

This agreement made and entered into this 21st day of October, 1920, by and between Paul A. Wilson, party of the first part, and E. P. Schroeder and Anna Schroeder, his wife, parties of the second part.

Witnesseth: That, for and in consideration of the sum of seven hundred and fifty and no/100 cash in hand paid by second parties to first party and of the payments to be made by said parties of the second part, it is hereby agreed by and between the parties hereto as follows, to-wit:

1: The said party of the first part hereby covenants and agrees, that, if the said party of the second part shall and will first make the payments hereinafter set forth, and perform the stipulations and agreements herein contained, he will convey to said party of the second part by a good and sufficient warranty deed, free and clear of encumbrance suffered by said party of the first part, together with abstract of title, the following described land situated in Tulsa County, State of Oklahoma, to-wit:

Lot thirteen (13) in Block fourteen (14) of Orcutt addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof,

2. Said parties of the second part agree to pay to said party of the first part, the sum of thirtyone hundred and fifty and no/100 dollars, in addition to the payment of seven hundred and fifty dollars above receipted for, as follows, the sum of two thousand dollars payable \$40.00 per month, which said payments include interest on the said sum of two thousand dollars at 8 per cent interest from date hereof, which said payments are to be made on the 21st day of each and every month hereafter according to the terms of a certain promissory note a copy of which is hereto attached and made a part hereof, marked "Exhibit A", and the sum of eleven hundred and fifty dollars payable at the rate of thirty five and no/100 per month together with interest on the said eleven hundred and fifty and no/100 at 8 per cent payable monthly, which said payments are to be made on the 21st day of each and every month hereafter according to the terms of a certain promissory note, a copy of which is hereto attached and made a part hereof, marked "Exhibit B".

3. That parties of the second part agree to pay all taxes and assessments levied upon the said premises when the same are due, including the general taxes for the year 1920, and to keep the said premises insured against fire and tornado in the amount of at least \$2000.00 and if not so paid and so insured the party of the first part may without notice of consent of second parties pay said taxes and assessments, or insure said premises, and declare the whole remaining amount of this indebtedness due and payable at once. If the said parties of the second party fail or refuse to make the payments above set forth on the day same are due, then the party of the first part may declare the whole amount of said indebtedness due and payable at once, and upon failure of second parties to pay same within three days after said total indebtedness is declared due the first party may take immediate possession of said premises, and declare this contract terminated, and all amounts paid hereunder shall be retained by the first party as liquidated damages for the breach of this contract and for the use of said premises. It is especially agreed that time is of the essence of this contract. It is also mutually agreed that if suit is brought of any kind