

464 payments and agreements contained in this contract, the party of the first part does hereby agree to sell to the said party of the second part, and said party of the second part hereby agrees to buy, the following described property situated in the County of Tulsa, State of Oklahoma, Lot No. Three Hundred Twenty-five (325) of the Re-Subdivision of Lots 6,7,8,9,10,11,12,13,14 & 15, Block One (1), Rodgers Heights Subdivision, Tulsa County, Oklahoma, according to the recorded plat thereof, Section-----, Township-----North, Range ----- East, Tulsa County, State of Oklahoma.

The unpaid consideration of this contract to bear interest at the rate of 8% per cent. per annum payable monthly, and at the same time and place as the monthly installments herein provided for.

All payments under this contract to be due and payable at the Office of the Yadon Investment Company Tulsa, Oklahoma.

PROVIDED ALWAYS, That this agreement, and any and all of the covenants and conditions herein contained, are binding upon the parties, their heirs and assigns, and provided further that this contract shall not be assigned, and that no building or improvement shall be erected or made upon the above described property, by party of the second part, without the written consent of the party of the first part, and in no event shall the second party, his heirs or assigns, sell, transfer or convey any portion of the above described property to any person of African blood, or erect upon any portion of the premises herein described, a building other than a dwelling house, and cdtileges thereto, and costing less than (\$2000.00) Two Thousand Dollars, and located closer than thirty feet from the front line of said premises.

And the said party of the second part, in consideration of the premises, hereby agrees to pay all taxes and assessments that may be levied against said property, when due, and will not at any time allow any taxes or assessments against said property to become delinquent during the existence of this agreement, and further agrees to keep the improvements upon the above described premises insured against fire and wind, during the existence of this agreement, in the sum of (\$-----) Dollars.

And the said party of the first part hereby agrees, on receiving the sums hereinbefore named and the interest thereon, of the time and in the manner provided by this contract, or at any time prior to the termination of this contract on receiving in cash the entire consideration of (\$675.00) Six Hundred Seventy-five Dollars, together with the interest thereon, to deliver to the said party of the second part an abstract to said land, showing the title good in party of the first part, free and clear of all encumbrances except encumbrances created by party of the second part or his assigns; and to execute and deliver to the said party of the second part a good and sufficient deed to said land, conveying to second party an absolute indefeasible estate of inheritance in fee simple, of and in all and singular the above described premises, with the appurtenances, free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT encumbrances created by party of the second part or his assigns, and taxes and assessments becoming due since the date of this contract; and EXCEPT, the reservations that in no event shall the second party, his heirs or assigns, sell, assign, transfer or convey any portion of the above described property to any person of African blood, or erect upon any portion of the premises herein described, a building other than a dwelling house, and cdtileges