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CONTRACT FOR THE SALE OF LAND.

This agreement made this 9th day of May, 1922, between W. P. Nelson of the first part and Frank C. Root and Ethel Root, his wife, of the second part.

WITNESSETH.

That the party of the first part, for and in consideration of the sum of three thousand seven hundred fifty (\$3,750.00) dollars, to be paid as hereinafter mentioned, has contracted and agreed to sell to the said party of the second part, the following described real estate situate in the county of Tulsa, State of Oklahoma, to-wit:

Lot one (1) of Schlegel's subdivision of lots six (6) and seven (7) of Clarence Lloyd subdivision of the northeast quarter (NE $\frac{1}{4}$ ) of the southeast quarter (SE $\frac{1}{4}$ ) of the northeast quarter (NE $\frac{1}{4}$ ) of section 35, township 20 north, range 12 east, according to the recorded plat thereof;

And the said party of the first part agrees to deliver to the said party or the second part an abstract of title showing good and merchantable title and a good and sufficient warranty deed for said land at the time of the completion of the payments hereinafter mentioned, provided the party of the second part, their heirs and assigns, pay to the party of the first part, his heirs and assigns for said land the sum of three thousand seven hundred fifty (\$3,750.00) dollars, payable as follows:

The sum of five hundred (\$500.00) dollars, on the signing of this agreement, the balance to be paid in installments of fifty (\$50.00) dollars per month, the first installment due on the 15th day of June, 1922, and one installment each and every month thereafter, until said sum of three thousand two hundred fifty (\$3,250.00) dollars with interest at 8 per cent is paid in full. The fifty (\$50.00) dollar monthly payments above mentioned shall include interest on the deferred payments.

It is further agreed that the second parties hereto shall keep said premises insured in the name of the first party hereto in a sum not less than one thousand (\$1,000.00) dollars, said policy to be payable to the parties as their interest appear.

It is further agreed that all taxes and special assessments falling due subsequent to the date hereof shall be paid by the second part thereto.

It is further agreed that time is the essence of this contract and that if default be made in fulfilling this agreement or any part thereof by the second parties herein, then the first party shall have the option, upon giving written notice to the second party, mailed to his last known place of address, to declare the entire amount due and payable or cancel this agreement, in which event all sums of money theretofore paid shall be considered a rental for the premises herein conveyed, by first party herein, and that the second parties shall immediately deliver possession of said premises to the first party upon receipt of said notice.

Frank C. Root,  
Mrs. Ethel Root.  
W. P. Nelson.

State of Oklahoma)  
County of Tulsa ) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of August, 1923, personally appeared W. P. Nelson, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal the day and year last above written.

(SEAL) Beulah McAllister, Notary Public.  
My commission expires January 16, 1927.