

the uses and purposes set forth.

Witness my hand and official seal the day and year above written.

(SEAL) Romauld T. McDonnell, Notary Public.

My commission expired March 25th, 1925.

Filed for record in Tulsa County, Okla. on Aug. 1, 1923, at 3:40 P.M. and duly recorded in book 467, page 85, By Brady Brown, Deputy,

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

237107 - BH COMPARED

CONTEXT OF SALE OF REAL ESTATE.

This contract, made and entered into this 5th day of January, A.D. 1923, by and between Mrs. Mattie Wilcox of Sand Springs, Tulsa County, Oklahoma, party of the first part, and F. J. Wehnes and Sophia Wehnes of Tulsa County, State of Oklahoma, parties of the second part.

Witnesseth: That for and in consideration of the principal sum of two thousand (\$2000.00) dollars, to be paid as hereinafter provided and the performance of the conditions hereinafter expressed, the party of the first part agrees to and with the said second party to sell and bind herself to convey to the second parties by a good and sufficient warranty deed the following described real estate situated as follows, to-wit:

All of lot ten (10) block No. three (3) in the
Lawnwood addition to the City of Tulsa, Tulsa,
County, Oklahoma, according to the official recorded
survey thereof

Said consideration to be paid as follows: (\$200.00) two hundred dollars cash and seventy two promissory notes of even date herewith, each in the sum of twenty five (\$25.00) dollars, first note due February 5, 1923, and one note due on the 5th day of each succeeding month thereafter until all notes are paid, with interest thereon at the rate of 8% per annum, payable semi-annually at Sand Springs, Oklahoma, made and signed by second party payable to the order of said first party.

It is further agreed that time of the essence of this contract and should second parties fail or neglect to pay any of the above described notes for a period of sixty days after the same shall become due, all payments heretofore made under this contract shall be treated as rents and second parties interest in said property shall be terminated and first party may entered and take possession of said premises, without notice, or process of law.

Second parties shall pay all taxes, and special assessments which may become due against this property after the year 1922, and improvements charges hereafter accruing against said premises.

It is further agreed that the first party, binds herself to make all payments due under a certain contract dated January 1, 1921, by and between George C. Frickel and Mrs. Mattie Wilcox, concerning the sale of the above mentioned and described lot, which contract, providing among other things that this property is sold subject to the reservations in George C. Frickel, of the mineral rights in any deed that may be given by him.

It is agreed that in case of sickness or illness on the part of second parties, the payments herein provided for shall be referred for a period of not more than sixty days.

The right is hereby given second parties to pay a part of all of the above