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pay the balance of the purchase price with interest at 7% per annum from this date in monthly installments of thirty seven 50/100 dollars, (\$37.50) or more, the first of which payments shall be paid on the first day of December, 1923, and a like payment on the first day of each succeeding month until the full purchase price is paid. Out of the monthly payments the first party shall deduct the interest at the rate of seven per cent (7%) per annum on the total deferred payments to date of each monthly payments and the balance thereof shall then be credited as a principal payment on the purchase price of said property. A discount of six per cent (6%) shall be allowed the second party for all prepaid deferred payments made within ten (10) days from date hereof, or if the entire balance of the purchase price should be paid with said ten (10) day period, then the first party shall make a discount of ten per cent (10%) on the entire purchase price.

2. This contract is made subject to all the conditions, restrictions and limitations contained and set forth in the plat of Sunset Terrace Addition, which plat was filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on - - - 1923, and if recorded in Book - - - of plats at page - - - which conditions, restrictions and limitations are made a part hereof the same as if set out herein in full and title to said property hereby conveyed shall be taken and held by second party, his or her heirs or assigns, subject thereto and with the express agreement and obligations hereby assumed by second party binding upon himself his heirs or assigns, to conform to and observe the same, with the following additional restrictions and limitations consented to by second party:

(a) This lot shall not within a period of twenty (20) years from June 1st, 1923, be used for business, apartment house, duplex, or any other purpose whatsoever except for residence purposes, only, and only one residence shall be built on each lot. No building of any kind whatsoever shall be moved onto this lot from other locations.

(b) This lot or any part thereof shall never be sold or rented to, or occupied by any person or persons of African descent, commonly known as negroes, except that the building of a servants' house to be used by servants of owners or lessees of this lot shall not be considered as any breach of this condition.

(c) No dwelling shall be erected on this lot which does not in every respect conform with the building lines and restrictions imposed and set forth in the aforesaid plat of this addition.

3. The first party shall pay all general and ad valorem taxes becoming delinquent before December 15th, 1924, and shall pay all special taxes or assessments (should there be any) becoming delinquent on or before the date of this contract. The second party hereby agrees and obligates himself to pay all taxes and assessments of any kind whatsoever becoming delinquent after the respective dates above mentioned.

4. In the event of the sickness of second party rendering him unable to follow his employment and upon the furnishing by second party to first party of a certificate of a reputable physician, satisfactory to first party, then the monthly payments above mentioned shall be suspended for a period of not to exceed three months in one year.

5. If the second party should desire to erect any improvements on said property before the entire purchase price is paid, the seller may issue a written permit to erect a residence thereon to conform to the building restrictions as shown by the aforesaid plat of this addition. The second party is hereby restricted from erecting any improvements on said property until full payment of the purchase price or such consent is given and for violation hereof the first party may exercise the option to it as specified in paragraph 7.

6. This contract may be assigned only with the written consent of first party and any attempted sale or transfer, without such consent, shall be void and shall entitle the