

and the balance of five hundred dollars (\$500.00) to be evidenced by promissory notes of even date herewith, payable as follows: ^{one} Note in the sum of \$100.00 due and payable on the 28th day of December, 1923; one note in the sum of \$100.00, due and payable on the 28th day of January, 1924; one note in the sum of \$100.00 due and payable on the 28th day of February, 1924, one note in the sum of \$100.00, due and payable on the 28th day of March, 1924, and one note in the sum of \$100.00 due and payable on the 28th day of April, 1924, all of said deferred payments bearing interest at the rate of eight per cent (8%) per annum from date.

It is mutually agreed by and between the parties hereto as follows:

First: That upon the execution of this contract the party of the first part is to deliver to the party of the second part an abstract of title covering the above described real estate, showing good and merchantable title to said property in said first party, and said second party shall have ten days thereafter within which to examine said abstract, and thereupon the said first party shall have a reasonable time ^{which} within/to comply with such requirements as might be necessary to perfect said title. But it is understood that if said first party should not be vested with good and merchantable title in and to said real estate that the cash payment above provided for shall be returned said first party to said second party and this contract shall be null and void.

Second. That the party of the second part shall commit no waste nor suffer any to be committed, and shall pay all taxes and assessments of whatever nature which may become due on the premises above described, and shall keep all buildings and improvements thereon in as good condition as they now are, usual wear and tear and damage by the elements excepted.

Third. That the party of the second part is to take care of and pay all taxes assessed against said above described property for the year 1923.

Fourth. That this contract shall, in case of a death or legal disability of either party, be binding upon the heirs administrators, executors and assigns or other legal representatives of said deceased or legally disabled party.

Fifth. That any failure on the part of the party of the second part to faithfully keep and perform each and all of the above conditions, covenants and agreements or to make any of the payments at the time and in the manner above specified, shall render this contract void at the option of said first party, and he may retain all payments made as agreed liquidated damages, and recover immediate possession of said premises.

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

G. H. Hannum, Party of the first part.

H. R. Standlee, Party of the second part.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, within and for said County and State, on this 28 day of November, 1923, personally appeared G. H. Hannum, to me well 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.

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

(SEAL) Orval Mannschreck, Notary Public.

My commission expires Jan. 3, 1926.

State of Oklahoma)
County of Tulsa) SS

Before me the undersigned, a Notary Public, within and for said County and State, on this 28 day of November, 1923, personally appeared H. R. Standlee, to me