

Filed for record in Tulsa, Tulsa County, Oklahoma, Feb. 15, 1924, at 3:00 o'clock P.M.
and recorded in Book 483, Page 283.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

251214 C.M.J.

CONDITIONAL SALES CONTRACT.

COMPARED

THIS CONDITIONAL SALES CONTRACT AND AGREEMENT, Made and entered into by and between the FOUNDATION COMPANY, hereinafter called the "Seller" and Sonnie Frazier hereinafter called purchaser, Witnesseth:

That the undersigned purchaser hereby purchases and agrees to purchase, subject to the terms and conditions hereinafter set forth, the following described property, to-wit:

One concrete Portable Building 12' x 16' Concrete Roff, Concrete Floor and

Glass Front Building Designed and Manufactured by Foundation Co. Building #12.

which said property shall be located on Lot 7 ~~in Block 7~~ in Block 57 in the city of Tulsa, Tulsa County, Oklahoma, at No. 19 NO. Cinn. Street, and said property when so located on said real estate shall not be or become a part of said real estate in any wise what so ever but shall be and remain personal property until fully paid for and until title thereto passes from seller to purchaser under the terms of this agreement and the same shall not become subject in any manner whatsoever to any prior lien or claim.

Purchaser agrees to pay therefore the sum of \$435.00 Four Hundred Thirty Five & No/100 Dollars, as follows: \$174.00 Cash; 261.00 deferred balance, payable as shown in the schedule of payments herein, to-wit:

\$43.50 in 1 months after date \$43.50 in 2 months after date.

\$43.50 in 3 months after date \$43.50 in 4 months after date.

\$43.50 in 5 months after date \$43.50 in 6 months after date.

Payment therefor to be made at the office of the FOUNDATION COMPANY at No. 416 East Archer Street in the city of Tulsa, Oklahoma, together with interest on such deferred payments at the rate of 10 per cent per annum.

If this contract be placed in the hands of an attorney for collection after default of any term or condition hereof, purchaser shall pay in addition to the said deferred balance the sum of fifteen (15) per cent of the amount remaining due as attorneys fees. This contract is made subject to the following conditions and provisions:

here 1. The title to the property shall remain in the Seller and shall not pass to the purchaser until the full purchase price thereof shall have been fully paid in cash, Bill of sale therefor will be given on full payment.

2. No transfer, renewal, extension or assignment of this contract or any interest hereunder or loss, inquiry or distruction of said property shall release the purchaser from his obligations hereunder.

Any assignee of the seller hereunder shall be entitled to all of the rights of seller.

3. In the event the purchaser fails to pay any installment herein provided for on the date on which the same is due, or fails to pay any interest hereunder when due, or in the event of any proceedings in bankruptcy, receivership or insolvency being instituted against the purchaser or his property, the full amount unpaid hereon shall immediately become due and payable and the seller shall have the right to take possession of said property immediately and remove the same from any place at or on which it may be located.

4. The purchaser shall keep the property free from all taxes, liens or encumbrances; shall not remove same from the county of Tulsa without the permission of the seller and shall not transfer any interest in said property without the consent of the seller, The proceeds of any insurance carried on said building of any kind or character when paid by reason of loss thereof shall be applied toward the payment of the deferred payment hereunder.