

City of Tulsa, Oklahoma according to the recorded plat thereof.

It is agreed by and between the parties hereto that the purchase price of the above described lot shall be THIRTEEN HUNDRED AND NO/100 DOLLARS (\$1300.00) payable as follow to-wit: ONE HUNDRED DOLLARS (\$100.00) cash, this day, receipt of which is hereby acknowledged and twenty five dollars (\$25.00) on or before the first day of each month hereafter for forty eight months,

The deferred payments are evidenced by promissory notes signed by party of the second part, of even date herewith, and which draw interest at the rate of eight per cent per annum from date until paid. Said notes are payable to Louis R. Boudreaux, 528 Columbia Ave., Shreveport, La.

It is agreed and understood that time is of the essence of this contract and in the event of default on the part of party of the second part, or upon failure to make either tow or all of said payments at the time same are due and payable, this contract shall at the option of the party of the first part be instantly terminated and said party of the second part shall forfeit all payments made by him prior to such default; and all such payments so forfeited shall be retained by the said party of the first part as rental and in full liquidation of all damages by him sustained and he shall have the right to re-enter and take possession of said premises without being liable in any action there-fore.

When all payments called for under this agreement shall have been well and truly made the party of the first part agrees to execute and deliver to party of the second part a good and sufficient Warranty Deed signed by himself as trustee conveying above described lot to the party of the second part free and clear of all incumbrance to date of transfer.

The party of the first part agrees to furnish to the party of the second part an abstract of title certified to date of transfer, showing good and merchantable title to the above described property on or before five days from date of transfer.

The party of the first part agrees to pay any general taxes, due or delinquent at this date, party of the second part agrees to pay any and all taxes falling due after this date.

This contract is subject to the existing restrictions which are now on record covering this addition.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands this 9th day of June, 1925.

Witness: J. P. Ryan

Louis R. Boudreaux, Party of the First part.

Rhea S. Walsh

Jehn C. Walsh, 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 personally appeared Louis R. Boudreaux, to me personally 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. IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 11th day of June, A. D. 1925.

My commission expires Aug 25<sup>th</sup>, 1927. (Seal) Roy L. Ware, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on June 11th, 1925 at 4:30 P. M. o'clock  
Recorded in Book 493, page 611.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.